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CITY OF PATERSON **PLANNING BOARD**

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Jan Northrop

ALTERNATES

Nelly Celi

MAYOR'S REPRESENTATIVE

Pedro Rodriguez

COUNCIL REPRESENTATIVE

Maritza Davila

DATE: Wednesday, March 18, 2015

TIME: 7:00 p.m.

PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. Hemlock Apartments, LLC

29-31 Hemlock Street; Block 5701, Lot 8

The applicant proposes to remove several one and two-story structures from the existing 18,000 square foot site. A new, five-story apartment building with outdoor parking on the first level, as well as other areas is proposed. The building is to contain eight studio units; 58 one-bedroom units; and 4 two-bedroom units. Thirty off-street parking spaces are proposed. The parcel is located in the Mixed Use Hospital Zone of the Area 11 Redevelopment Plan.

Requires Site Plan Approval and Bulk Variances

(CARRIED FROM MARCH 4, 2015 MEETING)

2. Adoption of minutes.

3. Adoption of resolutions.

Maps and documents in support of the above applications are available for public inspection in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

ROBERT J. CORNISH, CHAIRMAN
MARGARITA RODRIGUEZ, SECRETARY



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AGENDA:

On Wednesday, March 18, 2015 there will be a Public Hearing of the Paterson Planning Board which will be held at **7:00 p.m.** in the Council Chambers located on the third floor of City Hall, 155 Market Street. The following matter will be heard:

NOTICE OF PUBLIC HEARING ON PROPOSED CHANGES TO THE GARRET HEIGHTS REDEVELOPMENT PLAN, CITY OF PATERSON, CITY OF PATERSON LAND DEVELOPMENT AND ZONING ORDINANCE.

The Planning Board will hear a request to amend the Garret Heights Redevelopment Plan, dated October 2004 to allow a change in zoning for the parcel known or formally known as Block 5107, Lot 1; also known as 230-236 Dixon Avenue. The property in question is currently zoned as "Hotel and Accessory/Supporting Facilities" The parcel is located south of Dixon Avenue, between Route 80 to the west and New Street to the east. The property's southern lot line is adjacent to the Woodland Park boundary line. The parcel has approximate land area of 5.15 acres.

The Planning Board will consider a Resolution to re-zone this parcel to a MU-Mixed Use District. If action is taken on the Resolution to either recommend or not recommend the re-zoning of this parcel, said Resolution will be forwarded to the City of Paterson City Council for further consideration by Ordinance.

The MU-Mixed Use District allows for uses that include both B-3 Zone General Business Uses and I-1 Light Industrial Zone uses, as defined in the current City of Paterson Land Development and Zoning Ordinance.

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