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## **CITY OF PATERSON** **PLANNING BOARD**

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### **COMMISSIONERS**

**Robert J. Cornish, Chairman**

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Matthew Carbonelli  
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Mark Fischer

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### **ALTERNATES**

Nelly Celi

### **MAYOR'S REPRESENTATIVE**

Pedro Rodriguez

### **COUNCIL REPRESENTATIVE**

Maritza Davila

**DATE:** Wednesday, May 20, 2015

**TIME:** 7:00 p.m.

**PLACE:** City Hall  
Council Chambers, 3<sup>rd</sup> Floor

### **AGENDA:**

1. M & M Management, Inc. t/a Red, White & Blue Thrift Store  
25 McLean Boulevard; Block 2504, Lot 8

The applicant proposes to remove a portion of the existing building and expand the parking area. The building will contain 31,500 square feet of retail use and 111 off-street parking spaces. The site has area of 2.45 acres and is located in the I-2, Heavy Industrial Zone. Mid-Scale Retail Facilities are allowed by Conditional Use.

Requires Conditional Use Approval, Site Plan Approval, and Bulk Variances

2. 14<sup>th</sup> Paterson Street, LLC  
9-21 Paterson Street; Block 3115, Lots 1, 2, 3, 4, 18, 19, 20, 21 & 22

The applicant proposes to utilize the existing one-story building and parking area for office use, storage, bus parking and repair and maintenance. The building has area of 10,000 sq. ft. The lot has total area of 40,000 square feet and is located within the MU-Mixed Use District.

Requires Site Plan Approval and Bulk Variances

3. Parts Connection, Inc.  
163-177 18<sup>th</sup> Avenue, 735-741 E. 28<sup>th</sup> Street, 739-741 E. 28<sup>th</sup> Street & 706-716 E. 29<sup>th</sup> Street; Block 8618, Lots 9, 10, 11 & 12

The applicant proposes to internally divide the existing one-story masonry building with a partial mezzanine into two tenant spaces. Tenant #1 will occupy 15,000 sq. ft. Tenant # 2 will occupy 25,000 sq. ft. and proposes to use the space for new and used auto parts dismantling, storage and a wholesale sales facility. Storage shall be in the interior of the building only. Chassis are to be removed to an automobile crushing yard. The lot has area of 40,000 square feet and is located within the MU-Mixed Use District.

Requires Conditional Use Approval, Site Plan Approval and Bulk Variances

4. Adoption of minutes.
5. 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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**ROBERT J. CORNISH, CHAIRMAN**  
**MARGARITA RODRIGUEZ, SECRETARY**