



CITY OF PATERSON PLANNING BOARD

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MAYOR'S REPRESENTATIVE

Pedro Rodriguez

COUNCIL REPRESENTATIVE

Maritza Davila

DATE: Wednesday, October 21, 2015

TIME: 7:00 p.m.

PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. 225 Grand Street, LLC
183-229 Grand Street; Block 4802, Lot 25
The applicant proposes to operate a Charter School serving Kindergarten to Seventh Grade on part of the second floor, all of the third floor and share recreational space on the fourth floor of an existing four story mixed-use building. The parcel contains approximately 93,600 square feet of area. The school proposes to occupy about 24,000 square feet of space on the second floor and 30,190 square feet of space on the third floor. Up to 1,000 students, teachers and administrative staff are anticipated. This proposal is within the GFHD-Great Falls Historic District.
Requires Site Plan Approval and Bulk Variances
2. Fiallo Properties,
220-222 Paterson Street & 227-229 Market Street; Block 4405, Lots 20 & 22
The applicant proposes to modify a prior Zoning Board of Adjustment approval granted on December 6, 2007. The four-story building on 220-222 Paterson Street, now known as Memorial Drive, originally proposed a secured two-car garage on the first floor. The applicant proposes to replace the garage use with a 558 square foot retail use. The upper three floors will remain as proposed residential use. The existing building on 227-229 Market Street will remain as two retail spaces on the first floor and the three upper floors will be converted from commercial use to the previously approved residential use. The parcel has total area of 5,492 square feet. This proposal is located within the B-4 Central Business District.
Requires Site Plan Approval and Bulk Variances
3. 160 West Broadway Associates
136-160 West Broadway; Block 604, Lot 1
The parcel contains an existing one-story masonry retail building divided into several retail spaces. The applicant proposes to renovate and re-occupy 18,029 square feet of space last used as a food store. Forty-six (46) off-street parking spaces are indicated on the survey. The site has area of 1.60 acres and is located in the General Commercial District of the First Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances
4. Revisions to the Paterson Land Development & Zoning Ordinance Workshop Session.
Immediately following the hearing of applications and other official business, the Planning Board will discuss proposed revisions to the Land Development & Zoning Ordinance. The purpose of this workshop session is for the Planning Board Commissioners and the Planning Board Planner and staff to discuss changes and/or revisions to the zoning ordinance and zoning map.

5. Adoption of minutes.
6. 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