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Mayor

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

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### **COMMISSIONERS**

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### **MAYOR'S REPRESENTATIVE**

Pedro Rodriguez

### **COUNCIL REPRESENTATIVE**

Maritza Davila

**DATE:** Wednesday, November 4, 2015

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

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

### **AGENDA:**

1. Cooke Building Associates, L.P.  
15-17 and 21 Market Street; Block 4609, Lots 11 and 12  
The applicant proposes a minor subdivision to amend a previous approval to cross-convey parts of lots 11 and 12 in order to clarify ownership with the Paterson Parking Authority. 1,171 square feet of existing lot 11, owned by Cooke Building Associates, L.P. will be conveyed to lot 12 owned by the Paterson Parking Authority. 1,776 square feet of lot 12 will be conveyed by the Paterson Parking Authority to Cooke Building Associates, L.P. This proposal is located within the GFHD-Great Falls Historic District.  
Requires Subdivision Approval and Bulk Variances
2. Toro's Restaurant  
1075-1077 Main Street; Block 7011, Lots 17 and 18  
The applicant proposes to convert the existing first floor of an existing four-story structure from residential use to a commercial restaurant use with indoor and outdoor seating. The upper floors will remain residential. The lot has area of 2,946 square feet. The proposal is located within the B-2 Community Business District.  
Requires Site Plan Approval and Bulk Variances
3. 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.
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**