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DATE: Wednesday, January 20, 2016
TIME: 7:00 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. **Redevelopment Study Areas**
The Planning Board will be undertaking a study of several areas in the City to determine whether they meet the criteria of an Area in Need of Redevelopment. The purpose of this workshop session is for the Planning Board Commissioners, the Planning Board Planner, and staff to discuss the referral process of development regulations between the Governing Body and the Planning Board. Prior to the adoption of any development regulation by the Governing Body, the Governing Body must transmit same to the Planning Board for its report and recommendations thereon.
2. **Onyx Construction**
13-15 Montclair Avenue; Block 6811, Lot 17
The applicant proposes to convert an existing two-family dwelling into a three-family dwelling. The lot has area of 5,000 square feet. The structure has three-stories. A three-bedroom apartment is proposed on each floor. The proposal is located within the R-3 High Medium Density Residential District.
Requires Site Plan Approval and Bulk Variances
3. **Sesso Tile & Stone**
103-111 East 11th Street; Block 2905, Lots 2, 3, 4 and 5
The applicant proposes to construct a one-story building addition of 2,673 square feet with a mezzanine adjacent to the existing one-story 4,827 square foot building. The applicant fabricates, stores and exhibits commercial tile and stone products. The combined lots have area of 12,500 square feet. This proposal is located within the I-1 Light Industrial District.
Requires 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

ROBERT J. CORNISH, CHAIRMAN
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