



CITY OF PATERSON PLANNING BOARD

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Pedro Rodriguez

COUNCIL REPRESENTATIVE

Maritza Davila

DATE: Wednesday, May 4, 2016
TIME: 7:00 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. VVR Developers, LLC
60-70 Garret Street and 72-74 Garret Street; Block 5302, Lots 7 and 8
The applicant proposes a major subdivision to create six (6) lots from existing lots 7 and 8 which total 17,490 square feet in area. Three (3) proposed lots will contain 2,500 square feet, two (2) proposed lots will contain 3,500 square feet, and one (1) proposed lot will contain 3,500 square feet. An existing one-family dwelling is proposed to remain on the proposed lot to contain 3,500 square feet. Five (5) proposed two-family dwellings are proposed on the remaining five (5) proposed lots. This proposal is located within the within the R-3 High-Medium Density Residential District.
Requires Major Subdivision Approval, Site Plan Approval, and Bulk Variances
2. Fatman, LLC
190 Lyon Street; Block 2805, Lot 1
The applicant proposes to utilize the existing one-story masonry building for the processing of meat byproducts. The applicant's trucks pick-up the meat byproducts during the day and return to the facility where the byproduct is processed and placed into a tractor trailer for transport to an out of state facility for recycling. This proposal is located within the I-1 Light Industrial District.
Requires Site Plan Approval and Bulk Variances
3. Jose Bisoño
72 Pennington Street and 474 Market Street; Block 6405, Lots 18 & 20
The applicant proposes to subdivide the existing parcel that has two lots on one deed into two lots with separate deeds. The lots have total area of 3,250 square feet. An existing two and half story mixed use building will remain with frontage on Market Street on a proposed 1,750 square foot lot. A three-story single family dwelling is proposed with frontage on Pennington Street on a proposed 1,500 square foot lot. The proposal is located within the R-3 High Medium Density Residential District.
Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
4. Church of God of the First Born 7th Day
534-536 East 18th Street, Block 3504, Lot 3
The applicant proposes to convert the first floor and part of the second floor from a vacant social club to a Church facility located on the southwest corner of East 18th Street and Governor Street. The first floor will contain seating, an assembly area, a sound room, and offices. The second floor will contain a kitchen, a fellowship area, and a two-bedroom apartment for the Church Pastor. No changes to the building or site are proposed, except for renovations and remodeling. The lot has area of 2,896 square feet. This proposal is located within the Single and Two-Family Medium High Residential District within the Fourth Ward Redevelopment Plan.
Requires Conditional Use Approval, Site Plan Approval, and Bulk Variances

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
MARGARITARODRIGUEZ, SECRETARY