



## CITY OF PATERSON PLANNING BOARD

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### COMMISSIONERS

**Ala Abdelaziz, Chairman**

Eddie Gonzalez, Vice-Chairman

Williamae Brooks

Harry M. Cevallos

Mark Fischer

Dr. Lilisa Mimms

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### ALTERNATES

Stacey A. Coleman

Hector Luis Nieves, Jr.

### MAYOR'S REPRESENTATIVE

Pedro Rodriguez

### COUNCIL REPRESENTATIVE

Maritza Davila

**DATE:** Wednesday, November 2, 2016

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

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

### AGENDA:

1. Ali Darwiche, Rabieh Darwiche, and Donia Darwiche  
206-210 Sussex Street; Block 5409, Lot 45  
The applicant proposes to construct three (3) attached three-story 2-family townhouse units. Each unit will contain a three-bedroom unit and a two-bedroom unit. The parcel has total area of 7,500 square feet and will have access from Sussex Street. The parcel is located within the Residential District (R) of the Area 11 Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances  
**(CARRIED FROM OCTOBER 5, 2016 MEETING)**
2. JCM Investors, LLC  
50-54 Clinton Street; Block 208, Lot 1  
The applicant proposes an interior remodeling and interior floor addition to the existing three-story building. Twelve (12) studio, one-bedroom and two-bedroom units are proposed. An interior fourth floor will be added. The first floor proposes two studio and 2 one-bedroom units. The second floor proposes two studio and 2 one-bedroom units. The third and fourth floors propose 4 two-bedroom units. The site has lot area of 7,500 square feet. This proposal is located within the Single and Two Family Residential Zone of the First Ward Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances
3. 111 Washington Street Realty, LLC  
111 Washington Street; Block 4407, Lot 21  
The applicant proposes to reconstruct the interior of an existing three (3) story building and construct a partial two (2) story addition. The basement and all floors above will be used for storage and office use. The parcel has total area of 10,343 square feet. This proposal is located within the B-4 Downtown Central Business District.  
Requires Site Plan Approval and Bulk Variances
4. Gianella Modern Baking, LLC  
101-103 State Street; Block 6503, Lot 6  
286-298 Twenty-First Avenue; Block 6503, Lots 2, 3 & 7  
105-107 Gray Street; Block 6504, Lots 14 & 15  
The applicant proposes to remove the existing roof of the one-story building on lot 7 and construct a second story addition. The existing one story building on lot 6 will be removed and a new two-story building will be constructed. The trailers on lots 14 and 15 will be removed and the parking lot will be striped for fifteen (15) vehicular parking spaces. The parcels have total area of 22,936 square feet and are located within the B-2 Community Business District.  
Requires Site Plan Approval and Bulk Variances

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

**ALA ABDELAZIZ, CHAIRMAN**  
**MARGARITARODRIGUEZ, SECRETARY**