



CITY OF PATERSON PLANNING BOARD

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COUNCIL REPRESENTATIVE

Maritza Davila

DATE: Wednesday, December 7, 2016
TIME: 7:00 p.m.
PLACE: City Hall
Council Chambers, 3rd 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 NOVEMBER 2, 2016 MEETING)
2. Jose Biscono
72 Pennington Street and 474 Market Street; Block 6405, Lots 18 & 20
The applicant requests a reconsideration of the application heard on May 4, 2016, which was denied. Previously, the applicant proposed to subdivide the existing parcel that has two lots on one deed into two lots with separate deeds and to construct a three-story single family dwelling on a proposed 1,500 square foot lot with frontage on Pennington Street. An existing two and a half story mixed use building will remain with frontage on Market Street. The lots have total area of 3,250 square feet. The applicant's new proposal includes the previous subdivision proposal. The proposed single family dwelling has been reduced in square footage and the number of proposed bedrooms. The existing two and half story mixed use building will remain with frontage on Market Street on a proposed 1,750 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
3. 9th Avenue Auto and Tire Service
276-278 Ninth Avenue; Block 3302, Lot 1
The applicant proposes to construct a second floor addition above the existing three-bay auto-repair facility. The second floor addition is a proposed two-bedroom dwelling unit of 1,430 square feet. The parcel is located on the southeast corner of East 19th Street and Ninth Avenue. The parcel has lot area of 5,518 square feet and is located in the C-2 General Commercial District of the Fourth Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances

4. Paterson PBA Local 1

513-517 21st Avenue; Block 8907, Lot 14

The Paterson Patrolman's Benevolent Association proposes to construct a second floor addition to the existing one-story structure. The property is located on the northwest corner of 21st Avenue and East 26th Street on a 7,500 square foot lot. Both the existing first floor and the proposed second floor have area of 3,000 square feet per floor. The building is to contain a Hall for Community and Charitable Activities on the first floor and office and conference space on the second floor. This proposal is located in the B-1 Neighborhood Commercial District.

Requires 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.

ALA ABDELAZIZ, CHAIRMAN

MARGARITARODRIGUEZ, SECRETARY