



## CITY OF PATERSON PLANNING BOARD

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Stacey A. Coleman

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### MAYOR'S REPRESENTATIVE

Pedro Rodriguez

### COUNCIL REPRESENTATIVE

Maritza Davila

**DATE:** Wednesday, January 4, 2017  
**TIME:** 7:00 p.m.  
**PLACE:** City Hall  
Council Chambers, 3<sup>rd</sup> Floor

### AGENDA:

1. Paramount Assets, LLC  
362-368 Broadway; Block 4202, Lots 1, 2, 3, 22 & 23  
The applicant proposes to renovate an existing 9,672 square foot one-story building on the southeast corner of Rosa Parks Boulevard and Broadway for commercial use. Applicant also proposes to construct an 870 square foot one-story entry vestibule located between the 9,672 square foot building and to renovate the adjacent office building. Additionally, a new fourth floor is to be constructed to the existing three-story building, formally used as offices. The building is to be converted into residential use consisting of a new stair tower and thirty-nine (39) residential units, consisting of two (2) studio units, seven (7) one-bedroom units, two (2) two- bedroom units on the first and second floors each. Fifteen (15) one - bedroom duplex units and two (2) two-bedroom duplex units are proposed on the existing third and proposed fourth floor. This proposal is within the General Commercial Zone of the Fifth Ward Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances
2. Berkdas Realty, LLC  
241-251 Crooks Avenue; Block 7116, Lot 2  
The applicant proposes to demolish the existing structure on the lots and construct a four-story building with retail space on the first floor and apartments on the second, third and fourth floors. The first floor proposes commercial space and staircases, an elevator and a lobby for the upper floors. The second, third and fourth floors propose eighteen (18) apartments on each floor, of which a total of eight (8) will be 1-bedroom apartments, nine (9) will be 2-bedroom apartments and one (1) will be a 3-bedroom apartment. A total of fifty-four (54) units and forty-nine (49) parking spaces are proposed. The site has combined lot area of 59,913 square feet. This proposal is located within the B-2 Community Business District.  
Requires Site Plan Approval and Bulk Variances
3. Adoption of minutes.
4. 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**