



CITY OF PATERSON PLANNING BOARD

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COUNCIL REPRESENTATIVE

Maritza Davila

DATE: Wednesday, January 18, 2017
TIME: 7:00 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. Quality Life Development Group, LLC
84-88 Jefferson Street; Block 206, Lot 9
The applicant proposes to remove the existing first floor tavern at 84 Jefferson Street and replace it with a two-bedroom apartment. The second and third floors each contain a three-bedroom apartment. The two and a half-story building on the same lot at 88 Jefferson Street contains a two-bedroom apartment on the first floor and a combined three-bedroom apartment on the second and third floors. The lot has area of 5,188 square feet and is located on the northeast corner of Jefferson Street and North Second Street. This proposal is within the Single and Two Family Medium-High Density Residential Zone of the First Ward Redevelopment Plan. Requires Site Plan Approval and Bulk Variances
2. NRVP, LLC
2-38 Main Street; Block 4506, Lot 1.01 & 54-64 West Broadway; Block 4506, Lot 2.01
The applicant proposes to consolidate portions of Block 4506, Lot 1.01 and Block 4506 Lot 2.01 into one lot containing approximately 158,686 square feet and re-subdivide the lots into three lots. Proposed Block 4506, Lot 1.02 is to contain 84,568 square feet. Proposed Block 4506, Lot 2.02 is to contain 41,329 square feet. Proposed Block 4506, Lot 3.01 is to contain 32,789 square feet. Proposed Block 4506, Lot 1.02 and Block 4506, Lot 2.02 and the improvements on them are to be retained by the applicant. Proposed Block 4506, Lot 3.01 is to be transferred to the City of Paterson for access and maintenance of public space to be owned, operated and maintained by the City. This area is within the designated B-4 Central Business District and is compliant with the zoning of same. Requires Minor Subdivision Approval
3. T-Mobile Northeast, LLC
1086-1098 Main Street; Block 6904, Lot 2
The applicant proposes to place three sets of rooftop wireless communication panel antennas containing three antennas on each set and other equipment on the rooftop and basement of the existing four-story mixed use building. The parcel has total area of 23,645 square feet. This proposal is located in the B-2 Community Business District. Requires Conditional Use Approval, Site Plan Approval and Bulk Variances

4. Saad Food Inc. D/B/A Papa Johns
234-236 Van Houten Street; Block 4308, Lot 1
The applicant proposes to renovate an existing 2,507 square foot one-story building on the southeast corner of Straight Street and Van Houten Street for two commercial uses. A Papa John's Pizza Store is proposed to occupy 1,300 square feet and a proposed grocery is to occupy a 1,207 square foot space. This proposal is within the General Commercial Zone of the Fifth Ward Redevelopment Plan.
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