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## CITY OF PATERSON PLANNING BOARD

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Stacey A. Coleman

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### MAYOR'S REPRESENTATIVE

Jesus R. Castro

### COUNCIL REPRESENTATIVE

Maritza Davila

**DATE:** Wednesday, May 3, 2017  
**TIME:** 6:30 p.m.  
**PLACE:** City Hall  
Council Chambers, 3<sup>rd</sup> Floor

### AGENDA:

1. Nassir Almukhtar  
373-379 Knickerbocker Avenue; Block 7708, Lot 21  
The applicant proposes to subdivide the existing 15,000 square foot parcel into three lots containing 5,000 square feet each. Each proposed lot will have width of 33.33 feet and depth of 150 feet. The applicant proposes to remove the existing two-family dwelling on the lot and construct a new two-family dwelling on each of the proposed three lots. This proposal is located within the R-2 Low-Medium Density Residential District.  
Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
2. Cooke Building Associates, LP  
14-21 Market Street & 20 & 21 Mill Street; Block 4609, Lots 7, 8, 9, 9.01, 9.02, 11, 11.01, 12, 13 & 14  
The applicant proposes to operate a Charter School initially serving Kindergarten to Fifth Grade on the first and second floors of the existing four-story building. The operator of the Charter School is College Achieve Paterson. The third and fourth floors contain residential apartments. Seventy-seven off-street parking spaces are proposed. This proposal is within the GFHD-Great Falls Historic District.  
Requires Site Plan Approval, Bulk Variances, and Passaic County Planning Board Approval
3. Mayer Real Estate Acquisition, LLC  
7-33 Fourth Avenue; Block 2006, Lot 1  
The applicant proposes to occupy the vacant and existing one and two-story building for offices, manufacturing, storage, and distribution in relation to their business which consists of fabric and other materially related products. Twenty (20) off-street parking spaces exist. The parcel has lot area of 56,572 square feet. This proposal is located in the MU Mixed Use District.  
Requires Site Plan Approval and Bulk Variances
4. Adoption of minutes.
5. 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**  
**MARGARITA RODRIGUEZ, SECRETARY**