



Jose "joey" Torres
Mayor

Michael Deutsch, PP, AICP
Principal Planner

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Rodriguez
Board Secretary

CITY OF PATERSON **PLANNING BOARD**

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505

Tel: (973) 321-1343
Fax: (973) 321-1345

mdeutsch@patersonnj.gov
mrodriguez@patersonnj.gov

COMMISSIONERS

Janice Northrop, Chairperson

Dr. Lilisa Mimms, Vice-Chairperson

Ala Abdelaziz

Willamae Brooks

Harry M. Cevallos

Mark Fischer

Eddie Gonzalez

ALTERNATES

Hector L. Nieves, Jr.

Stacey A. Coleman

MAYOR'S REPRESENTATIVE

Jesus R. Castro

COUNCIL REPRESENTATIVE

Luis Velez

DATE: Wednesday, September 6, 2017
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. 160 West Broadway Associates
136-160 West Broadway; Block 604, Lot 1
The parcel contains an existing one-story masonry retail building divided into six (6) retail spaces. The applicant proposes to renovate and re-occupy 24,731 square feet of space last used as a food store. 6,702 square feet, formally used as storage space is to be converted to new food store retail space. 46 off-street parking spaces are indicated on the survey. The site has area of 1.60 acres and is located in the General Commercial District of the First Ward Redevelopment Plan.
Requires Site Plan Approval, Bulk Variances, and Passaic County Planning Board Approval
(CARRIED FROM AUGUST 16, 2017 MEETING)
2. We Care School Trans, Inc.
462-468 Straight Street; Block 6009, Lots 2.01 & 3
The applicant proposes to relocate an existing School Bus Storage Facility to the currently vacant parcels. New pavement and drainage facilities will be provided along with repair to existing concrete areas as required in order to park twenty-four (24) busses and four (4) vehicular parking spaces on Lots 2.01 and 3, which have a combined lot area of 20,908 square feet. Three (3) buildings totaling 1,715 square feet will remain. This proposal is within the MU Mixed Use District. I-1 Light Industrial Zoning applies.
Requires Site Plan Approval and Bulk Variances
3. JCM Investors 1012, LLC
113-117 Twelfth Avenue; Block 3501, Lots 30 & 31
The applicant proposes to construct a four-story residential building with parking on the ground level and three floors of residential units above. Eighteen (18) off-street parking spaces are proposed. Each residential floor will contain one (1) Studio Unit, two (2) Two-Bedroom Units and five (5) One-Bedroom Units. A total of twenty-four residential units are proposed. The lot has area of 8,016 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.
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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA RODRIGUEZ, SECRETARY

