



**Jane E. Williams-Warren**  
Mayor

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Division Director

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## **CITY OF PATERSON** **PLANNING BOARD**

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

### **AGENDA:**

1. Larama Homes Realty  
25-31 Hemlock Street; Block 5701, Lots 8 & 9  
The applicant propose to remove several one and two-story structures from the existing 25,500 square foot site. A new five-story apartment building with outdoor parking on the ground level is proposed. The building is to contain 28 one-bedroom units, 28 two-bedroom units and 1,575 square feet of retail space. Sixty off-street parking spaces are proposed. The parcel is located in the Mixed Use Hospital Zone of the Area 11 Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances  
**(CARRIED FROM OCTOBER 18, 2017 MEETING)**
2. Green Corp, LLC  
351 Park Avenue; Block 3821, Lot 9  
The applicant proposes to construct a 2,500 square foot addition and convert the existing three-story, two-family dwelling into a six-family building. Each of the three floors proposes 2, two-bedroom apartments. Six (6) off-street parking spaces are proposed. The parcel has lot area of 8,025 square feet. This proposal is located within the R-3 High-Medium Density Residential District.  
Requires Site Plan Approval and Bulk Variances  
**(CARRIED FROM OCTOBER 18, 2017 MEETING)**
3. Maimoune Kaafarani  
125 West Broadway; Block 605, Lot 6  
The parcel contains an existing two and half story frame dwelling that contains a vacant commercial use on the first floor and a two-bedroom apartment on the second floor and partial third floor. The applicant proposes to renovate and construct a 477 square foot addition to the first floor space for hardware store and remove an interior wall on the second floor to define the second and third floors as one apartment. The hardware store will have 1,348 square feet of space. The parcel has lot area of 2,337 square feet and is located in the General Commercial District of the First Ward Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances
4. St. Joseph's Regional Medical Center  
Proposed Two (2) Story Children's Center  
154 Barclay Street; Block 5609, Lot 25  
156 Barclay Street; Block 5609, Lot 1  
10 Hine Street; Block 5609, Lot 2  
The applicant proposes to construct a two-story building for medical office use, counseling, therapy, and child and family services on the partially vacant lots. The parcels have combined lot area of approximately 7,580 square feet and are located

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**December 6, 2017**

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in the MU-H Mixed Use Hospital District of the Area 11 Neighborhood  
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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**JANICE NORTHROP, CHAIRWOMAN**  
**MARGARITA RODRIGUEZ, SECRETARY**