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CITY OF PATERSON **PLANNING BOARD**

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Luis Velez

DATE: Wednesday, February 21, 2018
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 4th Floor

AGENDA:

1. First World Properties, LLC
477-479 Main Street; Block 6001, Lot 19
The applicant proposes to construct a four-story mixed use building with a partial basement. Two retail stores and a one-bedroom and a two-bedroom apartment are proposed on the first floor. Four apartments are proposed on each of the second, third and fourth floors, consisting of 2, one-bedroom units and two, 2-bedroom units on each floor. A total of fourteen (14) apartments are proposed. The parcel has lot area of 5,000 square feet. This proposal is located within the Dale Avenue/Jackson Street Redevelopment Area, which is an overlay within the I-1 Light Industrial District.
Requires Site Plan Approval and Bulk Variances
(RESCHEDULED FROM FEBRUARY 7, 2018 MEETING)
2. County of Passaic – Garret Mountain Improvements
Block 5301, Lot 1
The County of Passaic, through the Office of the County of Passaic Engineer, has requested, in a letter dated October 27, 2017, that the City of Paterson Planning Board review plans prepared by the Alaimo Group for improvements on Garret Mountain, a County of Passaic owned recreation area, for toilet room building renovations, and new sun shelters. Garret Mountain Reservation is located in both the City of Paterson and the Borough of Woodland Park. The facilities to be reviewed pertain to land located within the City of Paterson. This proposal is located within the R-1 Single Family Residential District. The parcel has approximately 130 acres.
Requested Courtesy Review
(RESCHEDULED FROM FEBRUARY 7, 2018 MEETING)
3. Green Corp, LLC
351 Park Avenue; Block 3821, Lot 9
The applicant has provided revised plans dated January 22, 2018. The revised plans indicate a proposed three-story addition to the eastern side of the dwelling of 416 square feet per floor on each of the 3 floors. The applicant proposes to increase the dwelling units from the existing two to the proposed six. Each of the three floors proposes a studio unit and a two-bedroom unit. Nine (9) off-street parking spaces are proposed. The parcel has area of 8,025 square feet. This proposal is located within the R-3 High-Medium Density Residential District. New variances are requested for lot area and parking.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM JANUARY 17, 2018 MEETING)

4. Sadi Alimi
249-251 Fifth Avenue; Block 2111, Lot 34
The applicant proposes to construct a three-story five (5) unit residential building on a 5,000 square foot vacant lot. The first floor proposes one 3-bedroom unit. The second floor proposes two 3-bedroom units and the third floor proposes two 3-bedroom units. Variances are requested for lot area, lot width, front-yard setback, lot coverage and parking. This proposal is located within the R-3 High-Medium Density Residential District.
Requires Site Plan Approval and Bulk Variances
5. Z & S Developers, LLC
20-22 Genessee Avenue; Block 6910, Lot 20
Extension of Time
The applicant obtained Conditional Planning Board approval in a Resolution dated, July 19, 2017, to subdivide the existing 7,500 square foot parcel into two lots containing 3,750 square feet each. Each proposed lot will have width of 37.50 feet and depth of 100 feet. The applicant proposes to construct a new three-story, two-family dwelling on each of the proposed 3,750 square foot lots. An existing concrete driveway and an existing one-story masonry building is to be removed on the parcel. This proposal is located within the R-2 Low-Medium Density Residential District. The applicant requests an extension of time to February 28, 2018, to record the subdivision deed.
(RESCHEDULED FROM FEBRUARY 7, 2018 MEETING)
6. Roual Ahmed
102-104 Kearney Street; Block 912, Lot 31 - **Extension of Time**
The applicant received Conditional Planning Board approval in a Resolution dated, August 2, 2017, to subdivide the existing 5,000 square foot parcel into two lots containing 2,500 square feet each. Each proposed lot will have width of 25 feet and depth of 100 feet. The applicant proposes to construct a new three-story, two-family dwelling on one of the proposed 2,500 square foot lots. An existing two and a half story, two-family dwelling is to remain on the other proposed 2,500 square foot lot. Additionally, the applicant proposes to remove the existing two-car garage on the northeast corner of the lot. This proposal is located within the R-3 High-Medium Density Residential District.
The applicant requests an extension of time to February 28, 2018, to record the subdivision deed.
(RESCHEDULED FROM FEBRUARY 7, 2018 MEETING)
7. Ali, Rabieh and Donia Darwiche
206-210 Sussex Street; Block 5409, Lot 45
Extension of Time
On December 7, 2016, the applicant obtained Conditional Planning Board approval to construct three (3) attached three-story, two-family townhouse units. Each unit will contain a three-bedroom unit and a two-bedroom unit. The parcel has total area of 7,500 square feet and will have access from Sussex Street. The parcel is located within the Residential District (R) of the Area 11 Redevelopment Plan.
The applicant requests an extension to June 30, 2018, to finalize the application.
(RESCHEDULED FROM FEBRUARY 7, 2018 MEETING)
8. Nassir Almukhtar
373-379 Knickerbocker Avenue; Block 7708, Lot 21
Extension of Time
The applicant received Conditional Planning Board approval in a Resolution dated, July 19, 2017 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.
The applicant requests an extension of time to February 28, 2018, to record the subdivision deed.
(RESCHEDULED FROM FEBRUARY 7, 2018 MEETING)

- 9. Adoption of minutes.
- 10. 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