



**Jane E. Williams-Warren**  
Mayor

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

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### **COMMISSIONERS**

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### **ALTERNATES**

Hector L. Nieves, Jr.

Stacey A. Coleman

### **MAYOR'S REPRESENTATIVE**

Jesus R. Castro

### **COUNCIL REPRESENTATIVE**

Luis Velez

**DATE: Wednesday, March 7, 2018**  
**TIME: 6:30 p.m.**  
**PLACE: City Hall**  
Council Chambers, 4<sup>th</sup> Floor

### **AGENDA:**

1. Cathedral Restaurant, LLC  
353 & 355 Grand Street & 376 & 378 Main Street; Block 4709, Lots 14, 15, 16 and 17  
The applicant is seeking conditional use approval, site plan and bulk variance approval required to operate and incorporate a Liquor License for service to patrons in the first floor restaurant and the second floor banquet room. The first floor restaurant is open 24 hours. The second floor banquet room is used only by the applicant to accommodate the needs of its customer base in the Downtown Business District as a location to hold larger family parties or special events. No change to the building structure is proposed. The buildings are two-stories and three-stories and are located at the northwest corner of Grand Street and Main Street. The parcel has lot area of 2,582 square feet. This proposal is in the B-2 Community Business District. Non-conforming variance conditions will continue to exist for lot area, lot width, rear-yard setback, lot coverage and parking. Requires Conditional Use Approval, Site Plan Approval and Bulk Variances
2. JCM Investors 1012, LLC  
40-42 12<sup>th</sup> Avenue; Block 3604, Lot 4  
The applicant proposes to construct a three-story residential building with a total of twelve (12) units. The first floor proposes three, 1-bedroom units and one, 2-bedroom unit. The second and third floors proposes two, 1-bedroom units and two, 2-bedroom units. No off-street parking is provided. The parcel has area of 5,000 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances for front-yard setback, both side-yard setbacks, lot building coverage, lot impervious coverage, parking, and open space are requested. Requires Site Plan Approval and Bulk Variances
3. 84-86 Auburn Street, LLC  
84-86 Auburn Street; Block 3613, Lot 10  
The applicant proposes to rehabilitate a fire damaged two-family dwelling into a six unit multi-family structure. The parcel is located on the southwest corner of Fair Street and Auburn Street. No off-street parking is provided. The parcel has area of 5,150 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances for front-yard setback and parking are requested. Requires Site Plan Approval and Bulk Variances.

**Paterson Planning Board Agenda**

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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.

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