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

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### **ALTERNATES**

Hector L. Nieves, Jr.  
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### **MAYOR'S REPRESENTATIVE**

Jesus R. Castro

### **COUNCIL REPRESENTATIVE**

Luis Velez

**DATE: Wednesday, April 4, 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  
**(RESCHEDULED FROM MARCH 21, 2018 MEETING)**
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  
**(RESCHEDULED FROM MARCH 21, 2018 MEETING)**
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.  
**(RESCHEDULED FROM MARCH 21, 2018 MEETING)**

4. State of New Jersey Schools Development Authority  
Paterson Public Schools District  
New Union Avenue Middle School  
202 Union Avenue; Block 1314, Lots 1, 4 and 13  
A four-story Public School (middle school) is proposed on the south side of Union Avenue between Linwood Avenue and Sherwood Avenue. The site has approximate area of 117,575 square feet. The new school will have an approximate footprint of 52,300 square feet and additional exterior recreation areas.  
Recommendation to the New Jersey Department of Education  
**(RESCHEDULED FROM MARCH 21, 2018 MEETING)**
  
5. Larama Homes Realty  
25-31 Hemlock Street; Block 5701, Lots 8 & 9  
The applicant received conditional site plan approval at a meeting held on December 6, 2017, to remove several one and two-story structures from the existing 25,500 square foot site and construct a new five-story apartment building with outdoor parking on the ground level. The building was to contain 28, one-bedroom units; 28, two-bedroom units, and 1,294 square feet of retail space. Sixty off-street parking spaces were proposed.  
At the December 6, 2017 meeting, the applicant agreed to eliminate the retail component of the site plan and provide an additional seven parking spaces. The applicant currently requests amended site plan approval and amended bulk variances to adjust the configuration of units from the previously conditionally approved 28, one-bedroom and 28, two-bedroom units to 16 one-bedroom units and 40 two-bedroom units. 67 parking spaces were previously approved based on 78 spaces being required. The proposed unit configuration requires 80 parking spaces being required and 67 parking spaces being provided. Previously an imperious surface coverage of 86 percent was proposed when a maximum of 70 percent was required and 89.8 percent is presently proposed. A western side-yard building setback of 27 feet was previously approved and the western side-yard setback is currently proposed at 13 feet. The refuse area previously proposed at the rear of the building is currently proposed at the southwest corner of the property. The parcel is located in the Mixed Use Hospital Zone of the Area 11 Redevelopment Plan.  
Requires Amended Site Plan Approval and Amended Bulk Variances  
**(RESCHEDULED FROM MARCH 21, 2018 MEETING)**
  
6. Adoption of minutes.
7. 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**