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DATE: WEDNESDAY, MAY 16, 2018
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 4th Floor

AGENDA:

1. Review of Plan Designating the City of Paterson as an Area In Need of Rehabilitation.
As directed by the City Council of the City of Paterson, the Planning Board of the City of Paterson is reviewing a resolution proposing the designation of the entire City as an Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-14). The Planning Board will review the basis for the designation; a report entitled "Area in Need of Rehabilitation Study", prepared by Heyer, Gruel, and Associates, and dated, February 2018. A planner from the firm will be present to discuss the study and address questions from the Board and any other interested parties. The Board may submit recommendations regarding the proposals to the City Council for its consideration.
2. 339 9th Avenue, LLC
337-343 Ninth Avenue; Block 2712, Lot 1
The applicant proposes to subdivide the existing 9,015 square foot parcel into three lots containing 2,835 square feet and two lots containing 3,090 square feet each. Each proposed lot will have width of 38.62 feet along east 23rd Street and depth of 80 feet. The applicant proposes to remove the existing one-family dwelling on the lot and construct three (3), new two-family dwellings on each of the proposed three lots. This proposal is located within the R-2 Low-Medium Density Residential District. Variances are requested for lot size, as 5,000 sq. ft. is the minimum, lot width, as 50 feet is the minimum, side-yard setbacks as less than the combined 14 feet of setback is proposed, rear-yard setback as less than the 20 foot required minimum is provided and lot coverage as more than the maximum of 40 percent is being proposed.
Requires Minor Subdivision Approval, Site Plan Approval, and Bulk Variances
(CARRIED FROM THE APRIL 18, 2018 MEETING. AT THE MAY 16, 2018 MEETING THIS MATTER WILL NOT BE HEARD AND WILL BE CARRIED TO THE JUNE 6, 2018 MEETING)
3. Brothers Produce
327-345 East Railway Avenue; Block 7116, Lots 1 & 8
The applicant proposes to construct a one-story 11,000 square foot addition with a mezzanine to the existing grocery building which has area of 8,651 square feet on Lot 1. The mezzanine proposes 2,600 square feet. Lot 8 will continue to be used for first floor retail use and apartments above. The parcels have total area of 77,787 square feet including non-adjacent existing off-street parking areas. This proposal is located in the B-2 Community Business District on the southeast corner of East Railway Avenue and Knickerbocker Avenue. Variances are requested for constructing the building addition within the rear-yard setback as a minimum of 25 feet is required and 24 feet is proposed and for parking, as a minimum of 111 off-street parking spaces are required and 98 off-street parking spaces are proposed.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM MAY 2, 2018 MEETING)

4. 1016-1020 Main Street, LLC
1016-1020 Main Street; Block 6902, Lot 8
The applicant proposes to demolish the existing one and a half story medical building and construct a one-story 2,520 square foot 7-Eleven Convenience Store with ten (10) off-street parking spaces. The site has access from Main Street. The lot has area of 10,783 square feet and is located in the B-2 Community Business District. Variances are requested for larger sized signs than the ordinance permits, freestanding signs, providing less than the required front-yard, side-yard, and rear-yard setbacks, less than the required 100 foot by 100 foot building envelope plan, smaller than the required loading/unloading area, wider than the permitted access driveway widths and closer than permitted driveway curb-cuts, less than the required three foot unpaved side-yard/rear-yard area and parking; providing ten parking spaces where seventeen are required.
Requires Conditional Use Approval, Site Plan Approval, and Bulk Variances

5. Dingman's Dairy, LLC
185-207 Pennsylvania Avenue & 70-72 Maryland Avenue; Block 7202, Lots 1, 2, 16, 17, 18, 19 and 20
The applicant proposes to construct a 16,808 square foot warehouse addition with a 6,960 square foot mezzanine level and five loading docks on vacant land located on the northeast corner of Pennsylvania Avenue and Florida Avenue. The building is to be adjacent to the applicants existing buildings. Variances are requested for building within the ten foot front-yard and side-yard setbacks, exceeding the maximum lot coverage of sixty percent and parking. Non-conforming conditions will continue for wider than permitted curb-cuts, less than the minimum distance between driveways and not providing curbing around the parking lot perimeter. This proposal is within the MU-Mixed Use Zone whereas the I-1 Light Industrial Zoning applies.
Requires Site Plan Approval and Bulk Variances

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 VEGA, SECRETARY