



Jane E. Williams-Warren
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Vega
Board Secretary

CITY OF PATERSON **PLANNING BOARD**

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505

Tel: (973) 321-1343
Fax: (973) 321-1345

mdeutsch@patersonnj.gov
mrodriguez@patersonnj.gov

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, JUNE 6, 2018
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 4th Floor

AGENDA:

1. Paterson Habitat for Humanity
142-144 Hamilton Avenue; Block 3612, Lot 1
The applicant proposes to subdivide the existing 4,612 square foot parcel into two lots. Proposed Lot 1.01 is to contain 2,535 square feet and proposed Lot 1.02 is to contain 2,077 square feet. The applicant proposes to construct a new three-story, single-family dwelling on each of the proposed lots. The parcel is vacant. This proposal is located within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Requires Minor Subdivision Approval, Site Plan Approval, and Bulk Variances for Lot Area and Lot Width.
2. Taylor Court, LLC
555-563 Main Street; Block 5809, Lots 21, 22, 23, 24, & 25
The applicant proposes to construct a new four-story residential building with parking on the ground level for thirty (30) vehicles and thirty (30) residential units on the upper floors, consisting of five 1-bedroom units and five 2-bedroom units on each floor. The lots are vacant and contain 12,500 square feet. The parcel is located in the Multi-Family Residential Zone of the Area 11 Redevelopment Plan. Requires Site Plan Approval and Bulk Variances for lot area: 22,000 sq. ft. required and 12,500 sq. ft. proposed; maximum lot coverage: 85% permitted and 92.3% proposed; rear-yard setback: 15 ft. required and 3 ft. proposed; and parking: 57 off-street parking spaces proposed and 30 off-street parking spaces are provided.
3. El Sitio Restaurant BBQ, Inc.
321 Sixth Avenue; Block 2112. Lot 25
The applicant proposes to construct a one-story addition containing approximately 365 square feet to expand the kitchen area only of the existing first floor restaurant. The second and third floors each contain one apartment. A separate garage building and shed also exist on the parcel. The lot has area of 2,500 square feet and is located on the northwest corner of Sixth Avenue and East 18th Street. This proposal is located within the R-3 High-Medium Density District, which permits Neighborhood Retail Establishments on corner lots by Conditional Use. Requires Conditional Use Approval, Site Plan Approval and Bulk Variances for lot area, lot width, front, side and rear yard setbacks, lot coverage and parking.
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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY