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DATE: WEDNESDAY, JUNE 20, 2018

TIME: 6:30 p.m.

PLACE: City Hall
Council Chambers, 4th Floor

AGENDA:

1. Rashidur Rahman
11 Wayne Avenue; Block 1413, Lot 8
The applicant proposes to convert the existing ground floor commercial space into a two-bedroom residential unit. The lot has area of 2,500 square feet. There exists a mechanical room, full bathroom, kitchen, and dining area on the ground floor. A two-bedroom unit exists on the first, second, and third floors. This proposal is located within the R-3 High-Medium Density Residential District on the southeast corner of Wayne Avenue and Birch Street. Variances are requested for lot size, lot width, front and side yard setbacks, lot coverage and parking.
Requires Site Plan Approval and Bulk Variances
2. JCM Investors 1012, LLC
441-449 E. 18th Street; Block 3301, Lots 19, 20 & 21
The applicant proposes to remove the existing one-story building on Lots 20 and 21 and renovate the existing one-story building on Lot 19. The renovated building on Lot 19 will become a retail space of 2,263 sq. ft. The first floor of Lots 20 and 21 will provide 24 parking spaces. A three-story residential building consisting of 12, one-bedroom units and 15, two-bedroom units is proposed above the first floor retail space and parking area on lots 19, 20 and 21. The combined parcels have area of 11,030 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan and located on the northeast corner of East 18th Street and Tenth Avenue. Variances for front, side and rear-yard setbacks, number of building stories, lot building coverage, lot impervious coverage, parking, and open space are requested.
Requires Site Plan Approval and Bulk Variances
3. 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 3 new two-family dwelling 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, 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, THE MATTER WAS NOT HEARD AND WAS CARRIED TO THE JUNE 20, 2018 MEETING)

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