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DATE: WEDNESDAY, AUGUST 1, 2018
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 4th Floor

AGENDA:

1. JCM Investors 1012, LLC
100-106 Carroll Street; Block 3608, Lots 10, 11.01 and 11.02
The applicant proposes to remove the existing three and half story one-story building on lot 11.02 and construct a new five (5) story building of fifty (50) feet in height. The first floor of the building will contain fifteen (15) parking spaces, a building lobby, common tenant area, and two commercial spaces. The second, third, fourth and fifth floors will contain ten (10) units each, consisting of two (2) studio units, six (6) one-bedroom units and two (2) bedroom units. The combined parcels have area of 9,952 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan and located on the southwest corner of Carroll Street and Godwin Avenue. Variances for front, side and rear-yard setbacks, number of building stories, building height, lot building coverage, lot impervious coverage, parking and open space are requested.
Requires Site Plan Approval and Bulk Variances
2. McDonald's Corporation
835 Market Street; Block 8813, Lot 1
The applicant proposes a building expansion to the existing, operating McDonald's Restaurant to include the following: (i) improvements to the existing accessible parking area and accessible pathway to the building; (ii) replacement of the existing drive-thru signage and menu boards; (iii) paving and striping on site; (iv) widening of the drive-thru lane; (v) additional landscaping and signage; (vi) refurbishment of the building façade; and (vii) extensive interior alterations and renovations. Variances are requested for reducing the number of off-street parking spaces from the existing 26 spaces to the proposed 24 spaces; for installing directional signs with an area of 5.75 square feet, which is larger than the permitted two square feet; and for installing two wall signs on the non-drive thru side wall and two wall signs on the non-drive thru side wall and two wall signs on the front side wall, whereas one sign per street frontage and a maximum of two signs is permitted.
Requires Conditional Use Approval, Site Plan Approval and Bulk Variances
3. 105 State Street Realty, LLC
105-111 & 113-117 State Street; Block 6503, Lots 5.01 and 5.02
The applicant proposes to construct a one-story infill addition of 540 square feet on State Street to the existing one-story warehouse building that contains approximately 16,000 square feet. An approximate 1,300 square foot section of the building with frontage on Beckwith Avenue is to be removed in order to provide for a new parking and loading area with access to Beckwith Avenue. New roll-up doors will be placed on State Street and Beckwith Avenue. The lots have combined area of 16,936 square feet. The property is located within the I-2 Heavy Industrial District. The applicant requests new variance(s) for being less than the required ten (10) setback for building from the State Street property line as both the proposed

and existing building will be placed on the property line. Existing non-conforming conditions will continue for side and rear setbacks and lot building coverage.

Requires Site Plan Approval and Bulk Variances

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