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Mayor

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

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### **COMMISSIONERS**

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Obed P. Rinvil

Stacey A. Coleman

### **MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

**DATE:** **WEDNESDAY, OCTOBER 3, 2018**  
**TIME:** 6:30 p.m.  
**PLACE:** City Hall  
Council Chambers, 3<sup>rd</sup> Floor

### **AGENDA:**

1. JCM Investors 1012, LLC  
222-224 Governor Street; Block 3501, Lot 14  
An existing one-story vacant building, formally used as a laundromat, exists on the 1,810 square foot parcel. The applicant proposes to build an additional two floors above the existing building. The first floor will be renovated for 2 one-bedroom apartments. The second and third floor additions will contain 2 one-bedroom apartments on each floor, for a total of six (6) one-bedroom apartments. Variances are requested for lot area as 5,000 sq. ft. is the minimum and 1,810 sq. ft. exists, front-yard setback, a minimum of 3 feet is required and zero feet is proposed. Side-yard setbacks of 5 feet are required and zero feet exists on one side and 2' feet 6" exists on the other side; rear-yard setback as a minimum of 20 feet is required and 5 feet 1 inch exists, lot building coverage, as a maximum of 60 percent is permitted and 98 percent exists. Maximum impervious coverage of 80 percent is permitted and 98 percent impervious coverage exists. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances
2. 786 West Broadway, LLC  
141-147 West Broadway; Block 606, Lot 3  
The parcel contains an existing and vacant two story masonry building. The applicant proposes to construct a third floor addition of approximately 3,500 square feet. The first floor is to contain two commercial tenant spaces. The second and third floor are to contain four residential units on each floor for a total of eight residential units. Variances are requested for side-yard setback, as a minimum of 10 feet is required and zero is proposed, rear-yard setback, as a minimum of 20 feet is required and zero feet is proposed, exceeding the maximum building coverage, as 80 percent is permitted and 86 percent is proposed and parking, 13 spaces are required and 6 spaces are provided. The parcel has lot area of 7,500 square feet and is located in the C-2 General Commercial District of the First Ward Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances
3. T-Mobile Northeast, LLC  
413-415 Tenth Avenue, a/k/a 418-426 East 26<sup>th</sup> Street; Block 3307, Lot 23  
The applicant proposes the installation of a wireless telecommunications facility on the roof of an existing four-story apartment building. The proposal includes four (4) panel antennas in three sectors for a total of twelve (12) antennas with equipment cabinets on a steel platform. Variances are requested for proposed setbacks as follows: (1) minimum side-yard setback (one side) 10 ft. required; 0.4 ft. proposed to screening and 1.9 feet proposed to antennas on south side where the existing building setback is 0.4 feet; (2) minimum rear-yard setback; 9.1 ft.

## **Planning Board Regular Meeting Agenda**

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proposed to screening and 9.4 feet proposed to antennas where the existing building setback is 9.1 feet. This proposal is within the B-2 Community Business District. Requires Conditional Use Approval and Site Plan Approval

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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**JANICE NORTHROP, CHAIRWOMAN**  
**MARGARITA VEGA, SECRETARY**