



Andre Savagh
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
mvega@patersonnj.gov

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Mark Fischer, Vice-Chairperson

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Shahin Khalique

DATE: WEDNESDAY, OCTOBER 17, 2018
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. T-Mobile Northeast, LLC
104-106 Beech Street; Block 6110, Lot 10
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. The applicant requests variance relief with respect to the proposed setbacks as follows: (1) minimum front yard setback (3 feet required; 1.2 feet proposed to antennas and 0.1 feet proposed to screening where existing building setback is 0.2 feet); (2) minimum side yard setback (5 feet required; 4.2 feet proposed to antennas and 3 feet proposed to screening where existing building setback is 2.8 feet); and (3) minimum rear yard setback (20 ft. required; 18.8 ft. proposed to antennas and 17.8 ft. proposed to screening where existing building setback is 17.7 feet). The applicant will further request any other variances, waivers or other relief required by the Board after its review of the application. This proposal is within the RA-2 District of the Fifth Ward Redevelopment Plan.
Requires Conditional Use Approval and Site Plan Approval
2. JCM Investors 1012, LLC
359-367 Hamilton Avenue; Block 3507, Lot 17
The applicant proposes to demolish the existing two-story vacant building on the site and construct a five-story residential building on the 12,500 square foot parcel. The first floor will be parking for 32 vehicles. The second floor proposes 8 one-bedroom units and 2 two-bedroom units. The third, fourth and fifth floors will contain 8 one-bedroom units and 2 two-bedroom units on each floor, for a total of 32 one-bedroom units and 8 two-bedroom units. Variances are requested for both side-yard setbacks as a minimum of 5 feet is required and zero feet is proposed, rear-yard setback as a minimum of 20 feet is required and zero feet is proposed, maximum building height as 45 feet is permitted and 49 feet is proposed, a three and half story building is permitted and a five-story building is proposed, lot building coverage, as a maximum of 60 percent is permitted and 100 percent is proposed and parking, 44 parking spaces are required and 32 parking spaces are proposed. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances

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3. Nessa Builders, LLC
 97-99 East 17th Street; Block 2111, Lot 9
 The applicant proposes to construct a three-story five (5) unit residential building on a 5,000 square foot vacant lot. The first floor proposes a 1 two-bedroom unit and parking for six vehicles. The second floor and third floor proposes 2 two-bedroom units on each floor. Variances are requested for lot area, lot width, rear-yard setback, lot coverage, and parking. This proposal is located within the R-3 High-Medium Density Residential District.
 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