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Shahin Khaliq

DATE: WEDNESDAY, NOVEMBER 7, 2018
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. High Density Overlay District
The Planning Board will act on a referral from the City Council to amend Paterson Code Chapter 483, Zoning and Land Development, to create an Overlay Zone known as the "High Density Overlay District" on Blocks 3706 & 3707, which are bordered by Hamilton Avenue, the Railway, Paterson Street, and Broadway. "After hearing the referral the Board may entertain discussion, make recommendations, and transmit a report to the City Council as to the consistency of the Plan with the City's Master Plan.
2. 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
(CARRIED FROM OCTOBER 17, 2018 MEETING)
3. Burnett Hussey
434-438 18th Avenue & 378-382 East 42nd Street; Block 8010, Lots 3 and 4
The applicant proposes to subdivide the combined lot areas of lots 3 and 4, which exist as two lots under one ownership deed. Lot 3, located at 434-438 18th Avenue is a developed lot containing a one-family dwelling on lot area of 6,550 square feet. Lot 4 located at 378-382 East 42nd Street is a vacant lot on lot area of 6,250 square feet. The applicant proposes a subdivision of the common ownership deed to purchase Lot 4 under a different entity than the owner of Lot 3. This proposal does not contemplate construction on Lot 4 under this application. The existing dwelling on Lot 3 shall remain unchanged, and the existing non-conforming conditions for front-yard and side-yard setbacks will remain, as a minimum side-yard setback of four feet is required and two feet and seven inches exists and a minimum front-yard setback of twenty-five feet is required and five feet and seven inches exists. Lot 3

requests a new variance for lot coverage, as a maximum lot coverage of 30 percent is permitted and 32 percent is proposed. This proposal is located within the R-1 One-Family Residential District.

Requires Minor Subdivision Approval, Site Plan Approval, and Bulk Variances

4. 161 Bloomfield Avenue, LLC
61-63 Bloomfield Avenue; Block 5406, Lot 21
The applicant proposes to construct a three-story, five (5) unit residential building on a 5,000 square foot lot, located at the northeast corner of Sussex Street and Bloomfield Avenue. The existing one-story frame dwelling is to be removed. The first floor proposes 1 two-bedroom handicap accessible unit. The second floor and third floor proposes 2 two-bedroom units on each floor. Exterior parking is provided for five (5) vehicles. Variances are requested for lot area, (8,250 sq. ft. required and 5,000 sq. ft. provided), lot width, (50 feet provided and 80 feet required), front-yard setback, (10 feet required and 4 feet proposed) open space, (1,250 sq. ft. required and 500 sq. ft. proposed) and parking, (ten spaces required and five spaces proposed.) 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