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Shahin Khaliq

DATE: WEDNESDAY, NOVEMBER 28, 2018
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. Bombonera, LLC
49-55 Governor Street; Block 3115, Lot 8
The applicant proposes to remove the third, fourth, and fifth floors of the existing building. The first floor will be renovated to include restrooms, locker rooms, concession space, and storage space. The second floor will be renovated to include restrooms, offices, and a gym training facility. Additionally, the applicant proposes to remove the silo structure and to construct a 140 foot by 215 foot indoor soccer field. Twenty-nine (29) parking spaces are proposed. The lot has total area of 57,375 square feet and is located within the C-2 General Commercial District of the Fourth Ward Redevelopment Plan. Variances are requested for both side-yard setbacks as a minimum combined side-yard setback of ten feet is required and zero feet is proposed and rear-yard setback as a minimum of twenty feet is required and five feet is proposed. A parking variance is also requested.
Requires Site Plan Approval and Bulk Variances
2. WR Acquisition Co., LLC
70-74 Prospect Street; Block 4605, Lot 8
The applicant proposes to renovate the existing one-story building that currently contains a furniture and appliance business into a Laundromat space within the 3,950 sq. ft. building. The Laundromat proposes fifty-two (52) washing machines within a 1,348 sq. ft. processing area. Parking requirements for Laundromats are one space for every two washing machines. As fifty-two (52) washing machines are proposed, 26 parking spaces are required. As 12 parking spaces are provided off-street, an off-street parking variance for 14 parking spaces is requested. This proposal is within the B-4 Central Business District and the Downtown Commercial Historic District Overlay.
Requires Site Plan Approval and Bulk Variances
3. Julio Ahuatl-Marin & Miguel Ahuatl-Marin
314-318 River Street & 320-330 River Street; Block 3004, Lots 1 and 2
The applicant proposes to remove one of the two existing two-story frame buildings on the site and construct a two-story masonry building to be used for specialized automobile dismantling, auto sales, auto body repair, and a spray booth on the first floor and storage on the second floor. The building to remain is to be used for the sale of salvaged parts on the first floor and storage on the second floor. Auto sales, auto body repair, and auto salvaged part sales are to be sold wholesale to taxi companies from New York and other states. No retail sales of salvaged parts or salvaged vehicles is proposed. Variances are requested for lot area, 13,527 sq. ft. exists and 30,000 sq. ft. is required; minimum side-yards of ten feet are required and zero is proposed; a minimum rear-yard setback of ten feet is required and zero feet is proposed; and parking, a minimum of six spaces is required and five spaces are proposed. The parcel is located within the MU-Mixed Use District.
Requires Conditional Use Approval, Site Plan Approval, and Bulk Variances

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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