



Andre Sayegh
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

COMMISSIONERS

Janice Northrop, Chairperson

Mark Fischer, Vice-Chairperson

Kobir Ahmed

Williamae Brooks

Harry M. Cevallos

Hector L. Nieves, Jr.

Fannia Santana

ALTERNATES

Obed P. Rinvil

Stacey A. Coleman

MAYOR'S REPRESENTATIVE

Wayne Witherspoon

COUNCIL REPRESENTATIVE

Shahin Khaliq

DATE: WEDNESDAY, DECEMBER 5, 2018
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. **Barkley, LLC**
48-62 Barclay Street; Block 5401, Lot 4
The applicant proposes to subdivide the existing 76,607 square foot lot into two lots. Proposed Lot 4.01 is to contain 68,699 square feet and an existing one-story masonry building and an office trailer. The existing sanitation company is to remain. Proposed Lot 4.02 is to contain 7,908 square feet and existing cellular tower structures, equipment and accessory buildings to remain. This proposal does not contemplate any additional construction under this application. Proposed Lot 4.01 has an existing non-conforming condition for one setback as a minimum of 10 feet is required and 9 feet exists. Proposed Lot 4.02 requests a new variance for lot size, as a minimum lot size of 10,000 square feet is required and 7,908 square feet is proposed. This proposal is located within the I-1 Light Industrial District. Requires Minor Subdivision Approval and Bulk Variances
2. **Mosaic Syrian American Club, LLC**
107-109 Pennsylvania Avenue; Block 7302, Lot 3
111-117 Pennsylvania Avenue; Block 7302, Lot 4
93-95 Kentucky Avenue; Block 7302, Lot 5
The applicant proposes to merge existing Lots 3, 4 and 5 which contain a total of 32,007 square feet and are under common ownership, and subdivide same into two lots. Proposed Lot 3 is to contain 22,500 square feet and proposed Lot 5 is to contain 9,507 square feet. Proposed Lot 3 is to continue its use as a one-story brick and masonry manufacturing building. Twenty (20) additional parking spaces are to be added to Lot 3 to accommodate valet parking for the proposed two-story structure to be constructed on Lot 5 that is proposed for catering and restaurant use. This proposal is located within the MU Mixed Use District. Existing non-conforming conditions on Lot 3 will continue for front, one side and rear-yard setbacks as a minimum of 10 feet is required and less than 10 feet exists, and maximum lot coverage as 60 percent is permitted and 65 percent exists. New variances are requested on Lot 5 for lot size as 10,000 sq. ft. is the minimum required and 9,507 is proposed, side-yard setbacks as a minimum of 10 feet is required and 4 feet and 8 feet are proposed, rear-yard setback as 30 feet is required and 2 feet is proposed and parking as 79 spaces are required and six are provided on site. . Requires Minor Subdivision Approval, Site Plan Approval, and Bulk Variances
3. Adoption of minutes.
4. 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