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Mayor

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

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### **COMMISSIONERS**

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### **ALTERNATES**

Obed P. Rinvil

Ibrahim F. Issa

### **MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

**DATE:** WEDNESDAY, MAY 1, 2019  
**TIME:** 6:30 p.m.  
**PLACE:** City Hall  
Council Chambers, 3<sup>rd</sup> Floor

### **AGENDA:**

1. City of Paterson Hinchliffe Stadium Restoration Project  
186-218 Maple Street; Block 801, Lot 6  
1-27 Jasper Street; Block 801, Lot 7  
The City of Paterson proposes improvements and rehabilitation to Hinchliffe Stadium and the surrounding property. The project includes historic rehabilitation, renovation and new construction. New utilities, new parking lot, new sidewalk, perimeter fencing are proposed in addition to the entire exterior façade completion. New grandstands to match the original. Handicap accessibility. Completely reconfigured locker rooms, team restrooms, trainer's room, coach's room, storage, referee lockers, and first aid/security space. New public restrooms', multi-purposed synthetic turf field with underdrain system. Multiple markings for soccer, football, and baseball. A 6 lane synthetic running track around the field. Field lighting sufficient for night illumination of sporting events.  
This proposal is within the Public Use District of the First Ward Redevelopment Plan Requires Planning Board Courtesy Review and Recommendations
2. NAM Realty, LLC  
46 & 48 Chadwick Street; Block 5505, Lots 6 & 7  
The applicant proposes to remove the existing structures on the site and construct a five-story residential building consisting of seven (7) vehicle parking spaces on the first floor, and three (3) residential two-bedroom units on each of the second, third, fourth, and fifth floors for a total of twelve (12) units. The lot has area of 6,037 square feet and is located on the western side of Chadwick Street. This proposal is within the MUB, Mixed Use Business District of the Area 11 Redevelopment Plan. Variances are requested for lot size as a minimum of 12,000 sq. ft. is required and 6,037 is proposed; parking as 18 parking spaces are required and 7 are proposed and open space as 3,000 sq. ft. is required and 0 sq. ft. is proposed.  
Requires Site Plan Approval and Bulk Variances  
**(CARRIED FROM APRIL 3, 2019 MEETING)**
3. Ramon Nunez and Maria Nunez  
176-178 Oak Street; Block 6408, Lot 5  
The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots containing 2,500 square feet each. Each proposed lot will have width of 25 feet and depth of 100 feet. The applicant proposes to construct a new three-story, two-family dwelling on one of the proposed 2,500 square foot lots, designated as Tract 2. An existing two and a half story, three-family dwelling is to remain on the other proposed 2,500 square foot lot, designated as Tract 1. Additionally, the applicant proposes to remove the existing metal shed on the southwest corner of the lot. New variances on proposed Tract 1 are requested for lot area as 5,000 square feet is required and 2,500 square feet is proposed; lot width as 50 feet is required and 25 feet is proposed, both front-yard setbacks, as a 20 foot setback is required on both

Oak Street and Lewis Street. A minimum 4 foot side-yard setback is required and 2.31 feet is proposed. 40 percent lot coverage is permitted and 46 percent is proposed. Open Space of 600 square feet is permitted and 300 square feet is proposed. Five (5) parking spaces are required and 2 parking spaces are proposed, which are proposed within the front-yard setback of Lewis Street, requiring a variance. New variances on proposed Tract 2 are requested for lot area as 5,000 square feet is required and 2,500 square feet is proposed. Lot width as 50 feet is required and 25 feet is proposed. Front-yard setback of 20 feet is required and 10 feet is proposed. Side-yard setback as a side-yard setback of a minimum of 4 feet on one side is required and 3.5 is proposed and a total of 14 feet of combined side-yard setback is required and 7 feet is proposed. Forty (40) percent lot coverage is permitted and 43 percent is proposed. Four (4) parking spaces are required and 2 parking spaces are proposed. This proposal is located within the R-3 High-Medium Density Residential District.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

4. United Logistics, LLC

34 Plum Street; Block 5811, Lot 2

The lot is vacant and the applicant proposes to construct a three-unit dwelling with commercial/storage space on the first floor, a two-bedroom unit on the second floor and 2 one-bedroom units on the second floor. Variances are requested for lot area, as a minimum lot area of 22,000 square feet is required and 2,500 square feet of lot area is proposed. A minimum rear-yard setback of 15 feet is required and 14.75 feet is proposed. Five (5) parking spaces are required and one (1) parking space is proposed. This proposal is within the Multi-Family Zone of the Area 11 Rehabilitation Plan.

Requires Site Plan Approval and Bulk Variances

5. Adoption of minutes.

6. 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**