



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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Shahin Khalique

DATE: WEDNESDAY, NOVEMBER 6, 2019
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd 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
An application has been made by Hinchliffe Master Urban Renewal, L.P., for Preliminary and Final Site Plan Approval so as to permit the preservation and rehabilitation of Hinchliffe Stadium as an entertainment, cultural, and recreational facility with approximately 7,800 seats. Related site improvements include, but are not limited to, new utilities (including new field lighting), new concrete sidewalk, perimeter fencing, retaining walls at the eastern end of the stadium, and new locker rooms. A new multi-purpose field will also be provided with markings for multiple sports and a six (6) lane synthetic running track. This proposal is within the Public Use District of the First Ward Redevelopment Plan.
Requires Planning Board Preliminary and Final Site Plan Approval
2. Madison Equities of Paterson, LLC
980 Madison Avenue; Block 6412, Lot 26
The applicant proposes to add four dwelling units to the interior of the existing seven unit apartment building by utilizing vacant space. The lower level floor plan indicates 2 two-bedroom units and 2 three-bedroom units. The middle level floor plan indicates 3 two-bedroom units existing, 1 one-bedroom unit proposed and 1 two-bedroom unit proposed. The upper level floor plan indicates 2 proposed one-bedroom units. The applicant proposes to increase the dwelling units from the existing seven to the proposed eleven. The parcel has area of 7,500 square feet. This proposal is located within the R-3 High-Medium Density Residential District. New variances are requested for lot area, as 7,500 sq. ft. exists and 15,400 sq. ft. is required, lot width as 75 feet of lot width exists and 95 feet of lot width is required, combined side-yard-setback as a total of 14 feet is required and 9.64 feet is existing, lot coverage, as 68.9 percent exists and forty percent is permitted, open space of 700 square feet exists and 2,700 square feet is required and parking as 22 parking spaces are required and 2 spaces are existing.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM SEPTEMBER 18, 2019 MEETING)
3. Oasis – A Haven for Women & Children.
55-61 Mill Street; Block 4705, Lots 25.01, 26, 27, 28 and 29
The applicant proposes a fourth story addition on Lots 26 and 27 which contains an existing three-story building. The fourth floor will be used for classroom, meeting, and office space. On Lot 28, which is an existing parking area, the applicant proposes a two-story building that will be attached to the existing three-story building on Lot 27. The two-story building will be used for a clothing store and a nurturing center on the first floor and a multi-purpose room on the second

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floor. Eight unstriped parking spaces will be placed on Lot 28. Additional parking spaces are proposed to be leased off-site. The site has area of 14,715 square feet and is located within the Great Falls Historic 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