



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
mrodriguez@patersonnj.gov

Michael Deutsch, PP, AICP
Principal Planner

Wanda I. Nieves, Esq.
Counsel to the Board

Margarita Rodriguez
Board Secretary

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AMENDED AGENDA

DATE: Monday, October 21, 2013
(Meeting rescheduled from 10/16/13)
TIME: 7:00 p.m.
PLACE: Council Chambers,
Third Floor, City Hall

AGENDA:

1. 9th Avenue Auto and Tire Service
276-278 Ninth Avenue; Block 3302, Lot 1
The applicant proposes to construct a second floor addition above the existing three-bay auto-repair facility. The second floor addition is a proposed three-bedroom dwelling unit of 1,430 square feet. The parcel is located on the southwest corner of East 19th Street and Ninth Avenue. The parcel has lot area of 5,518 square feet and is located in the C-2 General Commercial District of the Fourth Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM SEPTEMBER 18, 2013 MEETING)
2. East Main Associates, LLC
89 East Main Street; Block 106, Lots 8 & 9
The applicant proposes to construct a new one-story retail and/or office building containing five (5) units on a vacant lot containing 7,629 square feet. This proposal is within the Single and Two Family Medium-High Density Residential Zone of the First Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances
3. Sanu Ahmed
53-55 Jasper Street; Block 914, Lot 19
The applicant proposes to subdivide the existing fifty (50) foot by one-hundred (100) foot lot that has an existing two-family dwelling on it into 2 (two) twenty-five (25) foot by one-hundred (100) foot lots. One proposed 2,500 square foot lot will contain the existing dwelling and the other proposed 2,500 square foot lot proposes a new two-family dwelling. This proposal is in the R-3 High Medium Density Residential District.
Requires Subdivision Approval, Site Plan Approval and Bulk Variances
4. Wahed A. Razzak
241 21st Avenue, 189-197 Beech Street, and 566-578 Summer Street; Block 6301, Lots 1, 2, 3, 4, 27, 28, 29, 30 and 31
The applicant previously obtained Conditional Approval from the Planning Board on February 6, 2013 to add the use of motor vehicle sales to an existing gasoline station that includes a three-bay auto garage and a convenience/food store. A separate office for the used car dealership was proposed. The applicant currently proposes to place two 30 yard shipping containers on lots 3 and 4, remove one existing automobile bay to expand the existing convenience store by 380 square feet, construct a 453 square foot addition on lot 29 to be used for a new automobile bay and add 13 additional parking spaces on lots 27 and 28. The

parcel has total area of 30,000 square feet. This proposal is located in the Neighborhood Commercial District of the Fifth Ward Redevelopment Area. Requires Conditional Use, 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

ROBERT J. CORNISH, CHAIRMAN
MARGARITA RODRIGUEZ, SECRETARY