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COUNCIL REPRESENTATIVE

Kenneth McDaniel

DATE: Wednesday, December 18, 2013

TIME: 7:00 p.m.

PLACE: Council Chambers,
Third Floor, City Hall

AGENDA:

1. Alexander Hamilton Homeownership, Inc.
241-289 Alabama Avenue; Block 7505, Lots 26.02 through 26.13 & 26.14
Alexander Hamilton Homeownership, Inc., proposes amended preliminary and final major subdivision approval in order to create two additional lots. Proposed lot 26.13 is to have lot area of 26,231 square feet and proposed lot 26.14 is to have lot area of 7,136 square feet. Additionally, previously subdivided lots 26.02 through 26.11 propose further subdivision in order to create lot 26.14, which proposes to serve as a buffer area between the community center and the residential units and Route 80. The properties that are the subject of this present application are either vacant and/or under construction in accordance with prior site plan approvals. Phases I and II have already been constructed. The properties that are the subject of this application include previously approved Phases III and IV. Proposed lot 26.13 will be the subject of Phase V, which is a future proposal to be heard by the Planning Board. Three-bedroom, attached single-family dwelling units are proposed for lots 26.02 through 26.09. A three-bedroom, detached dwelling unit is proposed lot 26.10. A new community center is proposed for lot 26.11. An open space buffer is proposed on lot 26.14. The proposed use for lot 26.13 has not yet been determined. The owner of record is the City of Paterson Housing Authority. This proposal is within the R-4 High Density Residential District.
Requires Major Subdivision Approval, Site Plan Approval, and Bulk Variances.
2. HPFVIII Paterson LLC
70-96 Levine Street, 770 Main Street & 772-778 Main Street;
Block 5603, Lots 1, 2 & 9
The applicant is the owner of lots 1 and 2 and proposes to obtain by minor subdivision an area of 3,095 square feet that is presently part of lot 9. Existing lots 1 & 2 have area of 14,768 square feet. Existing lot 9 has area of 79,800 square feet. Minor Subdivision approval would result in lots 1 & 2 having area of 17,863 square feet and lot 9 has area of 76,705 square feet. The property in question was formerly known as a part of Courtland Street until a Street Vacation was approved by the Paterson City Council on February 14, 2012. The properties are located in the Mixed Use Hospital District (MU-H) and the Multi-Family (MF) District of the Area 11 Redevelopment Plan.
Requires Minor Subdivision Approval and Bulk Variances
3. H.I.S. Twins Corporation
37-41 Mill Street and 7 Elm Street; Block 4703, Lots 19, 32 & 33
The applicant proposes to place and operate a restaurant, bar and tavern in the existing first floor vacant space of a two-story building. The applicant was previously located at 21 West Broadway. Residential units exist on the upper floors. The lot has total area of 7,637 square feet and is located in the GFH-Great Falls Historic District.
Requires Conditional Use 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.

ROBERT J. CORNISH, CHAIRMAN
MARGARITA RODRIGUEZ, SECRETARY