



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

Willamae 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 Khalique

DATE: WEDNESDAY, AUGUST 15, 2018
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 4th Floor

AGENDA:

1. Paterson Self Storage, LLC
404-408 Grand Street & 26-32 Spring Street; Block 6102, Lot 4 & Block 6103, Lots 1 & 2
The applicant proposes to remove the customer parking that exists at 26-32 Spring Street and construct thirty-nine (39) prefabricated painted steel self-storage shed units in sizes of 5 ft. by 10 ft. (8), 10 ft. by 10 ft. (17) and 10 ft. by 20 ft. (14). The building and property at 404-408 Grand Street was previously approved for an office and self-storage facility. Variances are requested for lot area, (10,000 sq. ft. required and 9,500 existing) lot width (100 ft. required and 95 ft. existing); front, rear, and side-yard setbacks (10 feet required and 0 feet proposed), and parking. This proposal is within the I-1 Light Industrial Zone.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM JULY 25, 2018 MEETING)
2. Alabama Partners, LLC
91-95 Alabama Avenue; Block 7303, Lot 16
The applicant proposes to construct a 9,975 sq. ft. one-story building to be divided into four tenant spaces for office and warehousing purposes. The parcel has lot area of 18,750 square feet and is located in the MU-Mixed Use District.
Requires Site Plan Approval and Bulk Variances
3. T-Mobile Northeast, LLC
280-284 Broadway; Block 4305, Lot 4
The applicant proposes the installation of a wireless telecommunications facility on the roof of an existing six-story residential building. The proposal includes four (4) panel antennas in three sectors for a total of twelve (12) antennas with equipment cabinets on a steel platform. Variances are requested for proposed setbacks as follows: (1) minimum side-yard setback (each side) (3 ft. required; 2.5 ft. proposed to antennas and 0.8 feet proposed to screening on east side; and 2.1 ft. proposed to screening on west side); (2) minimum side-yard setback (both sides) (10 ft. required; 6.5 ft. proposed to antennas; 3.9 ft. proposed to screening); and (3) minimum rear-yard setback (20 ft. required; 19.8 ft. proposed to antennas; 18.6 ft. proposed to screening). This proposal is within the C-2 General Commercial District of the Fourth Ward Redevelopment Plan.
Requires Conditional Use Approval and Site Plan Approval

4. Mahmoud Aburomi
859-869 Main Street; Block 5705, Lots 11, 14, 15, 16, 17 & 18
The applicant previously received approval in 2017 to construct a three-story building on a 10,000 square foot lot that will have retail space on the first floor and apartments on the second and third floors. The applicant has not commenced construction and the applicant has acquired adjacent Lots 11, 14 & 18 which contain 10,336 square feet. The applicant now proposes a four-story building on a 20,336 square foot lot that will have six (6) retail space on the first floor and thirty six apartments in total on the second, third and fourth floors. This proposal is located within the B-2 Community Business District.
Requires Site Plan Approval and Bulk Variances

5. 95 4th Avenue, LLC
95 4th Avenue; Block 2203, Lot 21
The existing one and a half-story, one-family structure is vacant, having been subject to fire damage. The applicant proposes to renovate and expand it into a three-story, two-family dwelling. The basement proposes recreation rooms and storage. The first floor proposes a three-bedroom unit. The second floor proposes a three-bedroom unit. The third floor proposes a master bedroom suite with a full bathroom. The lot has area of 2,500 square feet. The existing two-car garage located on East 17th Street is to also be renovated. This proposal is located within the R-3 High-Medium Density Residential District and is located on the northwest corner of Fourth Avenue and East 17th Street. Variances are requested for lot size, lot width, front and side yard setbacks, lot coverage, and parking.
Requires Site Plan Approval and Bulk Variances
(TO BE CARRIED TO SEPTEMBER 5, 2018 MEETING)

6. Adoption of minutes.
7. 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