



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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Mark Fischer, Vice-Chairperson

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Shahin Khalique

DATE: WEDNESDAY, SEPTEMBER 5, 2018
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 4th Floor

AGENDA:

1. First World Properties, LLC
477-479 Main Street; Block 6001, Lot 19
The applicant received conditional site plan approval at the Planning Board meeting held on February 21, 2018. A condition of approval was to provide the Planning Board with a Parking Lease from the Paterson Parking Authority. The Paterson Parking Authority has advised that they cannot provide parking closer than one half mile from the parcel in question. The applicant seeks relief from the Planning Board to provide off-street parking.
2. Proposed Partial Street Vacation of Fulton Street
Location: Between Paterson Street/River Street to the west and Straight Street to the east.
The applicant requests that the Planning Board recommend to the City Council the street vacation of Fulton Street. The proposed vacated portion is improved. The parcel in question contains approximately 29,830 square feet and is located east of Paterson Street/River Street and west of Straight Street. The property is bordered by Block 3106, Lots 11, 12 & 13 to the north and Block 3115, Lots 1, 5, 6 & 7 to the south.
Requires Recommendation to the Paterson City Council
3. Ventislav Orachev
907-909 East 28th Street; Block 8818, Lot 7
The applicant proposes to remove the existing two and half story dwelling on the 5,000 sq. ft. parcel and construct a two-story mixed use building containing 2,900 square feet on each floor. The first floor proposes three commercial tenant spaces. The second floor proposes three (3) dwelling units, one 1-bedroom unit and two 2-bedroom units. Four (4) off-street parking spaces are provided. A parking variance is requested as thirteen (13) off-street parking spaces are required and four (4) are provided. This proposal is within the B-1 Neighborhood Business District.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM JULY 25, 2018 MEETING)
4. 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

(CARRIED FROM AUGUST 15, 2018 MEETING)

5. Henkel US Operations Corp., the successor in interest to the assets and liabilities associated with The Dial Corporation
10-36 Lowe Street; Block 1801, Lot 4.01
The applicant proposes to construct a two-story temporary building that will house a Groundwater Treatment System. In addition, the applicant proposes to cap the site and install pavement for use as a parking lot for either a bus company or an entity that requires parking for cars only. The applicant requests Conditional Use Approval to place the proposed building in the floodway fringe zone and to construct a parking facility within a floodway fringe area. Variances are requested to construct a six (6) foot high security fence within the front yard of the parcel along Rye Street and to allow a maximum lot coverage of 73.3 percent in order to provide a bituminous cap in accordance with NJDEP approved remediation plan. The lot has area of 55,359 square feet. The property is located within the I-1 Light Industrial District.
Requires Conditional Use Approval, Site Plan Approval and Bulk Variances
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