



**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, 4<sup>th</sup> 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

Ibrahim F. Issa

### **MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

### **COUNCIL REPRESENTATIVE**

Shahin Khalique

**DATE:** WEDNESDAY, JANUARY 16, 2019  
**TIME:** 6:30 p.m.  
**PLACE:** City Hall  
Council Chambers, 3<sup>rd</sup> Floor

### **AGENDA:**

1. Historic Argus Mill, LLC  
5-7 Mill Street; Block 4602, Lot 14  
The applicant proposes to convert the existing three and a half story building that was formally used as a Charter School into eight (8) apartments, consisting of one (1) studio apartment and seven (7) two-bedroom apartments. The parcel has total area of 5,000 square feet. The parcel is located within the Great Falls Historic District. Variances are requested for lot area; 10,000 sq. ft. required, 5,000 sq. ft. existing. Lot width, 100 feet required and 50 feet existing. Side-yard setback; 20 feet required and 18 feet existing. Rear setback, 10 feet required and 2 feet existing. Parking, 16 spaces required and 0 existing.  
Requires Site Plan Approval and Bulk Variances
2. T-Mobile Northeast, LLC  
313-315 Park Avenue; Block 3819, Lot 10  
The applicant proposes the installation of a wireless telecommunications facility on the roof of an existing three-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. The applicant requests variance relief with respect to the proposed setbacks as follows: (1) minimum front-yard setback (20 feet required; 0 feet proposed to screening and 0.3 feet proposed to antennas where existing building setback is 0 feet); (2) minimum side-yard setback (4 feet required on each side and 14 feet total required; 0.3 feet proposed to antennas and 0.6 feet proposed to screening on east side where existing building setback is 0.2 feet; and 2.9 feet proposed to screening and 4.3 feet proposed to antennas on west side where existing building setback is 2.9 feet); and (3) minimum rear-yard setback (25 ft. required; 15.8 ft. proposed to antennas; 14.9 ft. proposed to screening where existing building setback is 14.9 feet). The applicant will further request any other variances, waivers or other relief required by the Board after its review of the application. This proposal is within the R-3 High Medium Density Residential District.  
Requires Conditional Use Approval and Site Plan Approval.
3. Novus Equities  
52 16<sup>th</sup> Avenue; Block 4318, Lot 3; 54 16<sup>th</sup> Avenue; Block 4318, Lot 4  
56 16<sup>th</sup> Avenue; Block 4318, Lot 5; 58 16<sup>th</sup> Avenue; Block 4318, Lot 6  
60 16<sup>th</sup> Avenue; Block 4318, Lot 7;  
35-43 Park Avenue; Block 4318, Lot 26; 33 Park Avenue; Block 4318, Lot 27  
The applicant proposes a subdivision to subdivide, merge, and create two new lots. Existing Lots 26 and 27 will be merged to create a new lot indicated as Proposed Tract 1. Proposed Tract 1 will be subdivided to create a lot with area of 5,000 sq. ft. with lot frontage on Park Avenue. Proposed Tract 2 will merge lots 3, 4, 5, 6, & 7, and a portion of Lot 26 to create a lot with area of 23, 252 sq. ft. with frontage

on both Park Avenue and Sixteenth Avenue. This proposal is located within the C-1 Neighborhood Commercial District and the RA-2 Residential District of the Fifth Ward Redevelopment Plan.

Requires Minor Subdivision 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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**JANICE NORTHROP, CHAIRWOMAN**  
**MARGARITA VEGA, SECRETARY**