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Shahin Khalique

DATE: WEDNESDAY, MARCH 6, 2019
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. Discussion on Amending and Modification of Gasoline Filling Station Zoning Standards with Convenience Stores throughout the City
The Planning Board will, after referral from the City Council, discuss updating through an Ordinance amendment the general standards associated with the development of gas stations in the City and modifying the definition of "Filling Station, Gasoline" to associate them with Convenience Stores. The Planning Board will discuss possible amendments to Paterson Code Chapter 483, Zoning and Land Development, including definitions, Conditional Uses, parking requirements, and Master Plan Considerations.
2. New Jersey Community Development Corporation
6-36 Preakness Avenue; Block 1414, Lot 1 & 52-64 Front Street; Block 1414, Lot 18
The applicant proposes to construct a paved forty-nine (49) space parking lot that is currently composed of gravel. The parking lot is on Lot 18 and is to serve the existing one-story brick and masonry building on Lot 1 that is used by the applicant as a multi-purpose community center. The combined lots have area of 75,213 square feet. This proposal is within the R-3 High Medium Density Residential District. Variances are requested for not providing a curbed landscape island equal to five percent of the area of the parking facility and for not providing one shade tree for every ten parking spaces.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM FEBRUARY 20, 2019 MEETING)
3. United Asset Management, LLC
216 Spring Street; Block 5808, Lot 2; 218 Spring Street; Block 5808, Lot 3; 220 Spring Street; Block 5808, Lot 4; 222-224 Spring Street; Block 5808, Lot 5
The applicant proposes to remove the three existing structures on the lots and construct a five-story residential building of 52 units. 45 parking spaces are proposed on the first floor ground level. Variances are requested for lot area as a minimum lot size of 22,000 sq. ft. is required and 16,401 square feet of building lot is proposed, open space as 11,600 square feet is required and 3,000 square feet is proposed and parking, as 71 spaces are required and 45 parking spaces are proposed. The parcel is located in the Multi-Family Residential District of the Area 11 Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM FEBRUARY 20, 2019 MEETING)

4. T-Mobile Northeast, LLC
260-262 Sixth Avenue; Block 2102, Lot 7
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; 3.7 feet proposed to screening where existing building setback is 3.7 feet); and (2) minimum side-yard setback (4 feet required on each side and 14 feet total required; 0.3 feet and 0.7 feet proposed to screening where existing building setbacks are 0 feet and 0.7 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
(CARRIED FROM FEBRUARY 20, 2019 MEETING)
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.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY