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Mayor

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## **CITY OF PATERSON** **PLANNING BOARD**

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### **MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

### **COUNCIL REPRESENTATIVE**

Shahin Khalique

**DATE: WEDNESDAY, MARCH 20, 2019**  
**TIME: 6:30 p.m.**  
**PLACE: City Hall**  
Council Chambers, 3<sup>rd</sup> 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.  
**(CARRIED FROM MARCH 6, 2019 MEETING)**
2. JCM Investors 1012, LLC  
12-20 Arlington Street; Block 602, Lots 5 & 20  
The applicant proposes to construct six (6) individual three-story 3-family dwelling units with a total of eighteen (18) units. The first floor of each unit provides a two car tandem garage and a one-bedroom dwelling unit. The second and third floor each provides a three bedroom dwelling unit. Nine (9) additional off-street parking spaces are provided for a total of twenty-one (21) parking spaces. The parcel has area of 16,250 square feet. This proposal is within the RA-2 Zone of the First Ward Redevelopment Plan. Variances for lot area (30,000 sq. ft. required, 16,250 sq. ft. proposed), rear-yard setback (20 feet required, 8 feet proposed), parking (35 parking spaces required and 21 parking spaces proposed) and open space (4,800 square feet is required and 2,210 square feet is proposed) are requested.  
Requires Site Plan Approval and Bulk Variances
3. Paterson Habitat for Humanity  
193-195 Hamilton Ave. Block 3607, Lot 5 & 191 Hamilton Ave.; Block 3607, Lot 6  
The applicant proposes to merge lots 5 and 6, which have combined lot area of 7,500 square feet and subdivide them into four (4) lots. Each lot will have area of 1,875 square feet. A single-family, 3-story dwelling is proposed on each lot. Three of the lots are to have frontage on Hamilton Avenue and one lot is proposed to have frontage on Summer Street. The parcels are vacant. This proposal is located within the RA-2 Zone of the Fourth Ward Redevelopment Plan. A minimum lot area of 2,500 sq. ft. per lot is required and 1,875 square feet is proposed.  
Requires Major Subdivision Approval, Site Plan Approval and Bulk Variances.
4. Main Discount Liquors  
1137 Main Street; Block 7008, Lot 12  
The applicant proposes to relocate the existing liquor store facility from its present location at 1134 Main Street to the proposed location at 1137 Main Street. The proposed location is vacant and was previously used as a beauty salon. The proposed building location is one-story and has a basement. The lot size is 1,964

**Planning Board Regular Meeting**

**March 20, 2019**

**Page 2**

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square feet. Liquor stores are a Conditional Use in the B-2 Zone. A new variance for parking is requested.

Requires Conditional Use Approval, Site Plan Approval and Bulk Variances

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, 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**