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

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**COUNCIL REPRESENTATIVE**

Shahin Khalique

**DATE: WEDNESDAY, APRIL 3, 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. A Resolution may be acted upon.  
**(CARRIED FROM MARCH 20, 2019 MEETING)**
  
2. Discussion on Amendments to the Zoning and Land Development Ordinance of the City of Paterson authorizing the collection of escrow fees for development applications. The Planning Board will, after referral from the City Council, discuss updating through an Ordinance amendment, the authorizing and the collection of escrow fees for development applications and amendments to Paterson Code Chapter 483, Zoning and Land Development. A Resolution may be acted upon.
  
3. 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, 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  
**(CARRIED FROM JANUARY 16, 2019 MEETING)**
  
4. JCM Investors 1012, LLC  
14-20 Arlington Street; Block 602, Lots 5  
The applicant proposes to construct five (5) individual three-story 3-family dwelling units with a total of seventeen units and one (1) two-unit dwelling for a total of seventeen (17) units. The first floor of each unit provides a two car tandem garage. The first floor of five (5) of the units proposes a one-bedroom dwelling unit. The second and third floor of each of the six (6) units each provides a three bedroom dwelling unit. A total of twelve (12) off-street parking spaces are proposed. The parcel has area of 13,838 square feet. This proposal is within the RA-2 Zone of the First Ward Redevelopment Plan. Variances for lot area (27,500 sq. ft. required, 13,838 sq. ft. proposed), rear-yard setback (20 feet required, 6 feet

proposed), and parking (29 parking spaces required and 12 parking spaces proposed) are requested.

Requires Site Plan Approval and Bulk Variances

**(CARRIED FROM MARCH 20, 2019 MEETING)**

5. NAM Realty, LLC

46 & 48 Chadwick Street; Block 5505, Lots 6 & 7

The applicant proposes to remove the existing structures on the site and construct a five-story residential building consisting of seven (7) vehicle parking spaces on the first floor, and three (3) residential two-bedroom units on each of the second, third, fourth, and fifth floors for a total of twelve (12) units. The lot has area of 6,037 square feet and is located on the western side of Chadwick Street. This proposal is within the MUB, Mixed Use Business District of the Area 11 Redevelopment Plan. Variances are requested for lot size as a minimum of 12,000 sq. ft. is required and 6,037 is proposed; parking as 18 parking spaces are required and 7 are proposed and open space as 3,000 sq. ft. is required and 0 sq. ft. is proposed.

Requires Site Plan Approval and Bulk Variances

6. Omar Saleh

966-968 Main Street; Block 6802, Lot 10

The applicant proposes to partially remove the existing one and two-story buildings on the site and construct a three-story building on the 6,590 square foot lot that has frontage on both Main Street and Pacific Street. The first floor proposes a retail space with frontage on Main Street, parking of four (4) vehicles with access from Pacific Street and an entrance lobby with an elevator and staircase. The second and third floors propose 5 one-bedroom units and 1 two-bedroom unit each for a total of twelve (12) units. This proposal is located within the B-2 Community Business District. Variance are requested for lot coverage as sixty (60) percent is permitted and seventy-seven (77) percent is proposed and parking as thirty-seven (37) parking spaces are required and four (4) parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances

7. Adoption of minutes.

8. 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**