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COUNCIL REPRESENTATIVE

Shahin Khalique

DATE: WEDNESDAY, MAY 15, 2019
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. City of Paterson Hinchliffe Stadium Restoration Project
186-218 Maple Street; Block 801, Lot 6
1-27 Jasper Street; Block 801, Lot 7
The City of Paterson proposes improvements and rehabilitation to Hinchliffe Stadium and the surrounding property. The project includes historic rehabilitation, renovation and new construction. New utilities, new parking lot, new sidewalk, perimeter fencing are proposed in addition to the entire exterior façade completion. New grandstands to match the original. Handicap accessibility. Completely reconfigured locker rooms, team restrooms, trainer's room, coach's room, storage, referee lockers, and first aid/security space. New public restrooms', multi-purposed synthetic turf field with underdrain system. Multiple markings for soccer, football, and baseball. A six (6) lane synthetic running track around the field. Field lighting sufficient for night illumination of sporting events.
This proposal is within the Public Use District of the First Ward Redevelopment Plan Requires Planning Board Courtesy Review and Recommendations
(CARRIED FROM MAY 1, 2019 MEETING)

2. 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
(CARRIED FROM APRIL 3, 2019 MEETING)

3. Peel Street Realty, LLC
Street Vacation of Peel Street
Location: Beginning at the northwestern corners of the intersection of Wait Street and Peel Street and extending 171.45 feet to the west on the southern side of Peel Street and 189.41 feet to the west on the northern side of Peel Street and connected by a 50 foot western property line.
The applicant requests that the Planning Board recommend to the City Council the street vacation of Peel Street as indicated above. The proposed vacated portion is an improved municipal roadway. The parcel in question contains approximately 9,021.47 square feet and is located north of Block 1805, Lot 1 and south of Block 1905, Lot 2.
Requires Recommendation to the Paterson City Council.

4. Wood Street Realty, LLC
127-143 East Seventh Street; Block 1805, Lot 2
The applicant proposes to pave with macadam portions of the property that contains an existing building to remain. The paved lot will provide parking for eighty-seven (87) busses of various sizes. The lot contains 85,329 square feet and is located on the north side of Wood Street, between East Seventh Street and Wait Street. Existing non-conforming conditions to remain are for the existing building to remain on two property lines, whereas a ten foot setback is required and new variances are requested for not providing landscaped islands within the parking lot, proposing a driveway of fifty feet in width as a maximum of thirty feet is permitted, not providing screening on the proposed fence, storage of busses within the front-yard setbacks and proposing an eight foot fence whereas a maximum six foot fence is permitted. This proposal is within the I-1 Light Industrial District.
Requires Site Plan Approval and Bulk Variances

5. Moe Ryerson, LLC
55 and 55-59 Ryerson Avenue; Block 1310, Lots 9 & 10
The applicant proposes to subdivide the existing 7,500 square foot parcel into two lots containing 3,500 square feet and 4,000 square feet. The proposed 3,500 square foot lot (10.01) has an existing two and a half story 3-family dwelling on it that the applicant proposes to convert to a two-family dwelling. The applicant proposes to construct a new three-story, 2-family dwelling on the 4,000 square foot lot. (9.01). Variances on proposed Lot 10.01 are requested for lot area as 5,000 square feet is required and 3,500 square feet is proposed; lot width as 50 feet is required and 35 feet is proposed, one side-yard setback as a minimum of 4 feet is required and 3 feet exists and parking, as 4 parking spaces are required and 2 parking spaces are proposed. New variances on proposed Lot 9.01 are requested for lot area as 5,000 square feet is required and 4,000 square feet is proposed; lot width as 50 feet is required and 40 feet is proposed. This proposal is located within the R-3 High-Medium Density Residential District.
Requires Minor Subdivision 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