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Shahin Khalique

DATE: WEDNESDAY, JUNE 5, 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 15, 2019 MEETING)
2. LFB Leasing Company, Inc.
9-11 Alabama Avenue; Block 7306, Lot 13
The applicant proposes to pave with macadam an existing stone and gravel lot. The parcel is currently used as rental parking spaces for used car sales business that have offices off-site. New on-site drainage structures are proposed. The paved lot will provide parking for up to thirty (30) vehicles and be accessed from a sixteen (16) foot wide curb-cut. The lot contains 5,000 square feet and is located on the north side of Alabama Avenue. Variances are requested for lot area, as 10,000 square feet is required and 5,000 square feet is proposed and lot width, as 100 feet in width is required and 50 feet of lot with is provided. This proposal is within the I-2 Heavy Industrial District.
Requires Site Plan Approval and Bulk Variances
3. United Assets Management, LLC
156-158 Fair Street; Block 3613, Lots 3 and 4
The applicant proposes to construct a three-story residential building. Each residential floor will contain four (4) units, consisting of two 1- Bedroom Units and two 2-Bedroom Units on the first floor and one 1-Bedroom Unit and three 2-Bedroom Units on the second and third floors. A total of twelve (12) residential units are proposed. The parcel has area of 5,000 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances for front yard setback, as a minimum of three feet is required and zero feet is proposed; one side yard setback, as a minimum of five feet is required and 0 feet is proposed, rear-yard setback, as a minimum of 20 feet is required and 18 feet is proposed, lot coverage, as a maximum of 60 percent is allowed and 72 percent is proposed, impervious coverage, as a maximum of 80 percent is permitted and 95 percent is

proposed, and parking as 16 off-street parking spaces are required and 8 are proposed at 171 Fair Street, Block 3612, Lot 13.
Requires Site Plan Approval and Bulk Variances

4. United Assets Management, LLC
171 Fair Street; Block 3612, Lot 13

The applicant proposes to construct an eight (8) space parking lot on vacant land. The parking spaces are to be deed restricted in perpetuity for the proposed twelve (12) unit building located at 156-158 Fair Street; Block 3613, Lot 3 and 4, located approximately two-hundred feet to the east of 171 Fair Street. The parcel has area of 2,671.87 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances for lot area, lot width, lot coverage and not providing a three (3) foot landscaped area around the perimeter of the site are requested.

Requires 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY