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COUNCIL REPRESENTATIVE

Shahin Khalique

DATE: WEDNESDAY, JUNE 19, 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. 258-262 Atlantic Street, LLC
258-262 Atlantic Street; Block 5405, Lot 3
The applicant proposes to modify and change the use of a building last used for industrial purposes to an eight (8) unit residential building. The lot contains area of 7,500 square feet and is located at the western side of Atlantic Street. The existing building contains a full one-story and a partial two-story building. The first floor proposes 1 one-bedroom unit and 4 two-bedroom units. The second floor proposes 3 two-bedroom units. One of the two-bedroom units on the first floor is a handicap accessible unit. Exterior parking is provided for nine (9) vehicles. Variances are requested for lot area, (11,200 sq. ft. required and 7,500 sq. ft. provided), lot width, (75 feet provided and 95 feet required), front-yard setback, (20 feet required and 17.62 feet existing), side-yard setbacks, a combined side-yard setback of 14 feet is required and zero feet exists; a 25 foot rear-yard setback is required and zero feet exists, maximum lot coverage of 40 percent is permitted and 70.9 percent exists; open space, (1,950 sq. ft. required and 1,477 sq. ft. proposed) and parking, (sixteen spaces required and nine spaces proposed.) This proposal is located within the R-3 High-Medium Density Residential District.
Requires Site Plan Approval and Bulk Variances
3. Jersey Kids Transportation
150 Grand Street; Block 4907, Lot 3
The applicant proposes to relocate an existing School Bus Storage Facility to the currently vacant parcel. The applicant proposes to park 44 school busses. The lot has area of 0.847 acres and is located on the south side of Grand Street. This proposal is within the I-1 Light Industrial Zone.
Requires Site Plan Approval and Bulk Variances

4. 53-57 Genessee Avenue, LLC
53-57 Genessee Avenue; Block 6904, Lot 9
The applicant proposes to subdivide the existing 7,500 square foot parcel into three lots containing 2,497.5 square feet, 2,497.5 square feet and 2,505 square feet. Each proposed lot will have width of 33.33 feet and depth of 75 feet. The applicant proposes to remove the existing two-and a half story dwelling on the lot and construct a new two-family dwelling on each of the proposed three lots. Variances are requested on each proposed parcel for lot area, (5,000 sq. ft. required and 2,497.5 sq. ft. and 2,505 sq. ft. proposed), lot width, (50 feet required and 33.33 feet proposed), front-yard setback, (20 feet required and 8.5 feet proposed), side-yard setbacks, a combined side-yard setback of 14 feet is required and 12.3 feet is proposed; a 20 foot rear-yard setback is required and 10 feet is proposed, maximum lot coverage of 40 percent is permitted and 56.6 is proposed; and parking, (four spaces are required for each proposed lot and two spaces are proposed on each lot.) This proposal is located within the R-2 Low-Medium Density Residential District. Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

5. New Street Realty, LLC
147-153 New Street; Block 5103, Lots 17 and 18
The applicant proposes to construct five (5) detached three-story townhouse style dwelling units on the combined parcels for a total of ten (10) dwelling units. Each dwelling will contain three-bedrooms and four off-street parking spaces. The combined parcels have total area of 25,000 square feet and a driveway leading from New Street provides access. Variances are requested for lot area, (25,000 sq. ft. required and 20,000 sq. ft. provided), front-yard setback, (20 feet required and 5 feet proposed), side-yard setbacks, a combined side-yard setback of 12 feet is required and 6 feet is proposed; a 25 foot rear-yard setback is required and ten feet is proposed and maximum lot coverage of 40 percent is permitted and 71.9 percent is proposed. This proposal is located within the R-3 High Medium Density Residential District.
Requires 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