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Mayor

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

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### **COMMISSIONERS**

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Obed P. Rinvil

Ibrahim F. Issa

### **MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

### **COUNCIL REPRESENTATIVE**

Shahin Khalique

**DATE:** WEDNESDAY, JULY 17, 2019  
**TIME:** 6:30 p.m.  
**PLACE:** City Hall  
Council Chambers, 3<sup>rd</sup> Floor

### **AGENDA:**

1. Ritz Hotel Services, LLC  
Partial Street Vacation of a Portion of Franklin Street  
Location: 325 feet easterly from the corner formed by the intersection of Franklin Street and Rosa Parks Boulevard. 60 feet to a point in the northerly line of Franklin Street, then 125 feet to a point in the division line of Lots 4 and 5 in Block 3008, then 60 feet to point in the southerly line of Franklin Street, then 125 feet to a point to in a easterly direction to the point of beginning. Area to be vacated contains 7,500 square feet.  
The applicant requests that the Planning Board recommend to the City Council the street vacation of a portion of Franklin Street as indicated above. The proposed vacated portion is an improved municipal roadway. The parcel in question contains approximately 7,500 square feet and is located north of Block 3019, Lots 4, 5, 6 & 7 and south of Block 3008, Lots 3, 4, 5 & 6.  
Requires Recommendation to the Paterson City Council.
2. 75 Court Street, LLC  
69-75 Court Street a/k/a 60-68 Camden Street; Block 5606, Lot 18  
The applicant proposes to remove the existing one-story warehouse building on the site and construct an eight-story mixed use building. The first floor proposes retail spaces and parking for eighteen (18) vehicles. The second through eighth floors propose 2 one-bedroom units and 6 two-bedroom units per floor; for a total of eight (8) units per floor and fifty-six (56) units in total. The parcel has lot area of 10,000 square feet. The parcel is located in the Multi-Family District of the Area 11 Redevelopment Plan. Variances are requested for lot size as a minimum lot size of 22,000 square feet is required and 10,000 square feet is proposed; a maximum building coverage of 85 percent is permitted and 87 percent is proposed; a minimum rear-yard setback of 15 feet is permitted and less than one foot is proposed and parking, 82 parking spaces are required and 18 parking spaces are provided off-street. Additionally, the plans do not indicate the required storage rooms available for building residents, an indoor bicycle storage area and on-site workout facilities.  
Requires Site Plan Approval and Bulk Variances
3. Exotic Beauty, LLC  
119 Ellison Street; Block 4410, Lot 3  
The applicant proposes to convert the existing second floor of a three story building from office use to the residential use of a three-bedroom dwelling unit. The first floor and the third floor shall remain as commercial uses. The building is located 24 feet west of the northwest corner of Washington Street and Ellison Street. The parcel has total area of 1,802 square feet. A parking variance is requested as 2 off-street parking spaces are required and zero are proposed. This proposal is located within the Downtown Commercial Historic District Overlay of the B-4 Downtown Central Business District.  
Requires Site Plan Approval and Bulk Variances

4. Alan Batista  
183-187 Sheridan Avenue; Block 1012, Lot 5  
The applicant proposes to subdivide the existing 7,200 square foot lot that is presently used for parking into two lots containing 3,600 square feet each. A new three-story two-family dwelling is proposed on each lot. Variances are requested on each proposed lot for lot size as 5,000 sq. ft. is required and 3,600 sq. ft. is proposed, lot width as 50 feet is required and 36 feet is proposed, front-yard setback as 20 feet is required and 14.67 feet is proposed, side-yard setback as 10 feet is required and 8.67 feet is proposed, lot coverage as 40 percent is permitted and 43 percent is proposed and parking, 4 spaces are required, and 2 are proposed. The parcel is located in the R-3 High Medium Density Residential District. This application was heard at the January 23, 2019 meeting at which time it was denied. Said Hearing has been declared null and void pursuant to a conflict of interest issue in accordance with the Municipal Land Use Law Act and applicable case law.  
Requires Subdivision 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**