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Shahin Khalique

DATE: WEDNESDAY, AUGUST 7, 2019
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. 53-57 Genessee Avenue, LLC
53-57 Genessee Avenue; Block 6904, Lot 9
The applicant requests that the above matter, which was heard by the Planning Board on June 19, 2019, and resulted in a 5-4 vote resulting in a denial of the application be reconsidered for a new hearing date. The applicant, through their attorney will state on the record their reasons for requesting a re-hearing of the matter, after which, the Planning Board Commissioners will vote as to whether to re-hear the matter at a future meeting date. The applicant's proposal is 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
2. Main Discount Liquors
1137 Main Street; Block 7008, Lot 12
The applicant requests that the above matter, which was heard by the Planning Board on March 20, 2019 and resulted in a 3-3 vote on a motion for approval be reconsidered for a new hearing date. The applicant, through their attorney will state on the record their reasons for requesting a re-hearing of the matter, after which, the Planning Board Commissioners will vote as to whether to re-hear the matter at a future meeting date. The applicant's proposal is to relocate the existing liquor store facility from its present location at 1134 Main Street to the proposed location at 1137 Main Street. The proposed location is vacant and was previously used as a beauty salon. The proposed building location is one-story and has a basement. The lot size is 1,964 square feet. Liquor stores are a Conditional Use in the B-2 Zone. A new variance for parking is requested.
Requires Conditional Use Approval, Site Plan Approval, and Bulk Variances

3. United Construction Services, LLC.
28-30 Alabama Avenue; Block 7305, Lot 6
The applicant proposes to pave with macadam an existing stone and gravel lot. The parcel is currently used for the applicant's construction company which is located in a mixed-use building at the front of the property. Ten commercial parking spaces will be provided on-site and an additional six spaces will be provided for the office and the two-bedroom apartment on the second floor of the building. New on-site drainage structures are proposed. The paved lot will be accessed from a twenty-five (25) foot wide curb-cut. The lot contains 7,500 square feet and is located on the south side of Alabama Avenue. Variances are requested for lot area, as 10,000 square feet is required and 7,500 square feet is proposed, lot width, as 100 feet in width is required and 50 feet of lot width is proposed and front and one-side-yard setback, as a minimum of 10 feet is required and 5.79 feet and 0.44 feet exists respectively. This proposal is within the I-2 Heavy Industrial District.
Requires Site Plan Approval and Bulk Variances

4. Madison Equities of Paterson, LLC
980 Madison Avenue; Block 6412, Lot 26
The applicant proposes to add four dwelling units to the interior of the existing seven unit apartment building by utilizing vacant space. The lower level floor plan indicates 2 two-bedroom units and 2 three-bedroom units. The middle level floor plan indicates 3 two-bedroom units existing, 1 one-bedroom unit proposed and 1 two-bedroom unit proposed. The upper level floor plan indicates 2 proposed one-bedroom units. The applicant proposes to increase the dwelling units from the existing seven to the proposed eleven. The parcel has area of 7,500 square feet. This proposal is located within the R-3 High-Medium Density Residential District. New variances are requested for lot area, as 7,500 sq. ft. exists and 15,400 sq. ft. is required, lot width as 75 feet of lot width exists and 95 feet of lot width is required, combined side-yard-setback as a total of 14 feet is required and 9.64 feet is existing, lot coverage, as 68.9 percent exists and forty percent is permitted, open space of 700 square feet exists and 2,700 square feet is required and parking as 22 parking spaces are required and 2 spaces are existing.
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