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Shahin Khalique

DATE: WEDNESDAY, AUGUST 14, 2019
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. Novus Equities
52 16th Avenue; Block 4318, Lot 3; 54 16th Avenue; Block 4318, Lot 4
56 16th Avenue; Block 4318, Lot 5; 58 16th Avenue; Block 4318, Lot 6
60 16th Avenue; Block 4318, Lot 7;
35-43 Park Avenue; Block 4318, Lot 26; 33 Park Avenue; Block 4318, Lot 27
The applicant requests, by letter, from Alan J. Mariconda, Esq., dated, July 3, 2019 an extension of time to September 1, 2019 to record the subdivision deeds on the above-referenced matter which resolution was dated, March 6, 2019.
Applicant Requests Extension of Time to Record Subdivision Deeds
2. 200-202 Summer Street, LLC
200-202 Summer Street; Block 3607, Lot 3
The applicant proposes to demolish the existing two and a half story frame dwelling and construct a three-story residential building with a total of twelve (12) units. The basement indicates a fitness room, a utility room, a tenant meeting/recreation room, a tenant storage room, and a refuse storage room. The first floor proposes 2 one-bedroom units and 2 two-bedroom units. The second and third floors propose 1 one-bedroom unit and 3 two-bedroom units. 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, one side-yard setback, and rear-yard setback, lot building coverage, lot impervious coverage, and parking are requested. Requires Site Plan Approval and Bulk Variances
3. United Assets Management, LLC
602-606 East 22nd Street; Block 3420, Lot 5
The applicant proposes to construct a three-story five (5) unit residential building on a 4,936 square foot vacant lot. The first floor proposes 1 two-bedroom unit. The second floor proposes 2 two-bedroom units and the third floor proposes 2 two-bedroom units. Variances are requested for lot area; 8,250 square feet is required and 4,936 square feet is proposed, a lot width of 80 feet is required and a lot width of 75 feet is provided, a minimum front-yard setback of 10 feet is required and setback of 8 feet is provided, a minimum rear-yard setback of 25 feet is required and a rear-yard setback of 10 feet is proposed; a maximum lot coverage of 40 percent is permitted and lot coverage of 43 percent is proposed; open space of 1,000 square feet is required and 500 square feet is proposed; and parking; 10 off-street parking spaces are required and 6 are proposed. This proposal is located within the R-3 High-Medium Density Residential District.
Requires Site Plan Approval and Bulk Variances

4. Well Far Grow Realty

810-824 East 27th Street; Block 4006, Lot 4

The applicant proposes to construct a 7,112 square foot one-story building addition onto the existing one-story 25,500 square foot building. The parcel has access through an existing driveway on East 27th Street. The building is used as office and warehouse space for the applicant's wholesale food product storage and shipping business. The parcel has total area of 40,000 square feet. This proposal is located within the I-1 Light Industrial District. Variance relief from the Planning Board for the following proposed conditions are requested: Front and rear-yard setbacks of a minimum of ten feet are required and the building is located on setback lines of East 26th Street, Nineteenth Avenue and East 27th Street. The proposed addition will be on the rear-yard setback line which requires a variance. Maximum lot coverage of sixty (60) percent is permitted, 61 percent exists, and 78 percent is proposed. Off-street parking calculations for wholesaling establishments are based on the following: One space for every two employees, plus one space for every 800 square feet of floor area in excess of 6,000 square feet. The applicant proposes eight employees which requires four parking spaces. A total first floor storage area of 20,274 square feet is proposed after the 6,000 square foot reduction. Therefore thirty-one parking spaces are required. As six off-street parking spaces are proposed, a parking variance is required.

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