



Andre Savagh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Vega
Board Secretary

CITY OF PATERSON **PLANNING BOARD**

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505

Tel: (973) 321-1343
Fax: (973) 321-1345

mdeutsch@patersonnj.gov
mvega@patersonnj.gov

COMMISSIONERS

Janice Northrop, Chairperson

Mark Fischer, Vice-Chairperson

Kobir Ahmed

Williamae Brooks

Harry M. Cevallos

Hector L. Nieves, Jr.

Fannia Santana

ALTERNATES

Obed P. Rinvil

Ibrahim F. Issa

MAYOR'S REPRESENTATIVE

Wayne Witherspoon

COUNCIL REPRESENTATIVE

Shahin Khalique

DATE: WEDNESDAY, SEPTEMBER 4, 2019
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. Main Discount Liquors
1137 Main Street; Block 7008, Lot 12
At the August 7, 2019 Planning Board Meeting, the applicant requested 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, which resulted in a denial, be reconsidered for a new hearing date. Based upon the testimony presented, the Planning Board Commissioners voted to reconsider the application at a new public hearing. 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. Five (5) off-street parking spaces are required and zero are proposed.
Requires Conditional Use Approval, Site Plan Approval, and Bulk Variances
2. 289 East 17th ST., LLC
285-287 & 289 East 17th Street and 90 Eighth Avenue; Block 2813, Lots 7 and 8
The applicant proposes to construct a three-story nine (9) unit residential building on a 7,500 square foot lot that presently contains a one-story frame dwelling that is to be removed. The proposed new first floor indicates a three-bedroom handicapped accessible unit. The second floor proposes 1 one-bedroom unit and 3 two-bedroom units. The third floor also proposes 1 one-bedroom unit and 3 two-bedroom units. Variances are requested for lot area; 12,600 square feet is required and 7,500 square feet is proposed, a minimum front-yard setback of 20 feet is required and a setback of 10 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 48 percent is proposed; open space of 1,750 square feet is required and 1,670 square feet is proposed; and parking; 18 off-street parking spaces are required and 15 are proposed. This proposal is located within the R-3 High-Medium Density Residential District.
Requires Site Plan Approval and Bulk Variances
3. Fabric Plus, LLC
840-842 Main Street; Block 5605, Lot 3
The applicant proposes to demolish the existing one-story commercial building and construct a two and a half story building with three parking spaces on the ground level. The first floor contains retail space, the second floor will contain retail space and storage space, and the attic area will contain storage space only. The lot has area of 4,673 square feet and is located in the Mixed Use Business District of the Area 11 Redevelopment Plan. Variances are requested for lot size as a minimum of 12,000 square feet is required and 4,673 square feet exists; rear-yard setback as

Planning Board Agenda

September 4, 2019

Page 2

a minimum of 15 feet is required and zero feet is proposed and building coverage as a maximum of 85 percent is permitted and 91.39 percent is proposed.

4. Adoption of minutes.
5. 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