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Shahin Khalique

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

AGENDA:

1. 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 nine (9) units, reduced from the previously proposed twelve (12) units. The basement indicates storage areas, utility rooms, a refuse storage room, and a laundry room. The first floor proposes a 1 two-bedroom unit. The second and third floors propose one studio unit, 2 one-bedroom units, and 1 two-bedroom unit on each floor. Previously, 1 one-bedroom unit and 3 two-bedroom units were proposed on each floor. The parcel has area of 5,000 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: one side-yard setback; a minimum of five feet is required and four feet is provided; rear-yard setback; a minimum of twenty feet is required and ten feet is provided; open space; a minimum of 1,350 square feet is required and 980 square feet is provided; and parking; a minimum of 13 parking spaces is required and six parking spaces are provided.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM OCTOBER 2, 2019 MEETING)
2. United Assets Management, LLC
643-645 Broadway; Block 8417, Lot 11
The applicant proposes to renovate and expand the existing two-story mixed-use building with an existing medical office and apartments. The basement will be used for storage and mechanical equipment, the first floor will contain offices. The second and third floor additions will contain 2 two-bedroom units on each floor, for a total of 4 two-bedroom units. Nine (9) off-street parking space are proposed. The parcel has area of 6,009 square feet. This proposal is located within the H-1 Hospital Support Zone. New variances are requested for lot area, as 6,009 sq. ft. exists and 6,600 sq. ft. is required, combined side-yard-setback as a total of 14 feet is required and 7 feet is existing, building height as a maximum of 35 feet is permitted and 36 feet 10 inches is proposed, and parking as 17 off-street parking spaces are required and 9 off-street parking spaces are proposed.
Requires Site Plan Approval and Bulk Variances
3. Costambar Restaurant
712 Madison Avenue; Block 4209, Lot 4
714 Madison Avenue; Block 4209, Lot 4.01
The applicant proposes to construct a two-story addition to the existing one and two story building presently used as a restaurant and lounge. The proposed first floor plan indicates an expanded dining area, the existing dining area, a bar, a platform, a sound room, a kitchen, storage rooms, and stairs to the second floor.

The second floor indicates two expanded dining areas, existing seating, restrooms, a service counter and offices. This proposal is located within the TOD-Transit Oriented Development District of the Fifth Ward Redevelopment Plan. A variance for parking is requested as one parking space for every eight dining seats is required. As seating for 235 persons is proposed and an additional seven staff members, thirty-one (31) off-street parking spaces are required and four (4) off-street parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances

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