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DATE: WEDNESDAY, JANUARY 15, 2020
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. Great Falls Redevelopment Plan Amendment
The Planning Board will hear a presentation by Heyer, Gruel & Associates pertaining to a proposed amendment to the Redevelopment Plan for the Great Falls Area. After hearing the presentation, the Board may entertain discussion, make recommendations, and transmit a report to the City Council as to the consistency of the Plan with the City's Master Plan.
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
(CARRIED FROM OCTOBER 16, 2019 MEETING)
3. 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

(CARRIED FROM NOVEMBER 6, 2019 MEETING)

4. M & A Real Estate, LLC
198 Summer Street; Block 3607, Lot 2
The applicant proposes to construct a two-car garage with a storage area containing approximately 900 square feet. The garage and storage area is not attached to the existing two-family dwelling also located on the lot and is to remain. The parcel has area of 2,500 square feet and is located on the northwest corner of Godwin Avenue and Summer Street within the RA-2 Zone of the Fourth Ward Redevelopment Plan. New variances are requested for both side-yard-setbacks as 3 feet is required on either side and the proposal is .41 feet over the property line on one side and . Seventy-one (71) feet over the property line on the other side, rear-yard setback, as a setback of 20 feet is required and 0 feet is proposed, lot building coverage, as 60 percent is permitted and 83 percent is proposed, lot impervious coverage, as 80 percent is permitted and 83 percent is proposed and parking, as 4 parking spaces are required and 2 spaces are proposed.
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
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