



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

Willamae Brooks

Harry M. Cevallos

Hector L. Nieves, Jr.

Fannia Santana

ALTERNATES

Ibrahim F. Issa

Jeys Abreu

MAYOR'S REPRESENTATIVE

Wayne Witherspoon

COUNCIL REPRESENTATIVE

Shahin Khalique

DATE: WEDNESDAY, FEBRUARY 5, 2020
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. Clinton Properties, LLC
71-73 North Sixth Street; Block 414, Lot 6 & 183 Clinton Street; Block 414, Lot 4
The applicant proposes to subdivide an existing 5,000 square foot lot into two lots. Lot 6 in Block 414 contains two existing two-story frame two unit residential dwellings. The applicant proposes to subdivide the lot into two 2,500 square foot lots, each with a two-story frame two-unit residential dwelling. Each lot is to have frontage of 25 feet on North Sixth Street, a rear lot line that also measures 25 feet and side lot lines that measure 100 feet each. A proposed shared ingress and egress easement is proposed on Lot 6.02. A four (4) space vehicular parking lot is proposed on adjacent Block 414, Lot 4. Variances for proposed Lot 6.01 are requested for both side-yard setbacks as the dwelling is existing on one side-yard and is proposed to be placed on the other side property line as per the subdivision proposal. A minimum side-yard of three (3) feet is required. Variances for proposed Lot 6.02 are requested for front-yard setback as a minimum of three (3) feet is required and zero feet exists, and both side-yard setbacks, as zero feet exists on one-side yard setback and 2.25 feet is proposed on the other side-yard setback as per the subdivision proposal and a minimum of three (3) feet is required. This proposal is within the RA-1 Zone of the First Ward Redevelopment Plan. Requires Minor Subdivision Approval, Site Plan Approval, and Bulk Variances
2. R and M Realty LLC
373-375 Union Avenue; Block 905, Lot 20
The applicant proposes to construct a second story addition to the existing one-story building presently used as a supermarket. The first floor use will continue and the second floor proposes four (4) units consisting of 2 one-bedroom units and 2 two-bedroom units. A minimum rear-yard setback of twenty-five (25) feet is required and zero feet exists; a maximum lot coverage of sixty (60) percent is permitted and 98.6 percent exists; both existing variance conditions will continue if the second floor addition is approved. No off-street parking exists. The retail parking requirement is twenty-five (25) parking spaces and the proposed residential parking requirement is for eight (8) parking spaces and zero are proposed. The lot has area of 5,000 square feet and is within the B-2 Community Business District. Requires Site Plan Approval and Bulk Variances
3. Flag Realty, LLC
130 Wayne Avenue; Block 922, Lot 1
The applicant proposes to convert the existing one-story building presently used as interior garage space into an additional four (4) retail units. One retail space of 426 square feet exists on the southeast corner of Wayne Avenue and Henry Street and shall remain. The four (4) spaces have proposed area of 310, 321, 326 and 407 square feet. Variances are requested for both side-yard setbacks as ten (10) feet is required on each side and one foot and six inches exists on each side; a minimum

rear-yard setback of twenty (20) feet is required and zero feet exists; lot coverage, as a maximum of fifty (50) percent is permitted and eighty-three (83) percent exists and parking, as a minimum of ten (10) parking spaces are required and zero parking spaces are proposed. The parcel has area of 2,563 square feet. This proposal is within the R-3 High Medium Density Residential District which permits neighborhood retail businesses on corner parcels by Conditional Use.

Requires Conditional Use Approval, 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