



**Andre Savagh**  
Mayor

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Division Director

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## **CITY OF PATERSON** **PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**

Mark Fischer, Vice-Chairperson

Kobir Ahmed

Willamae Brooks

Harry M. Cevallos

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### **ALTERNATES**

Ibrahim F. Issa

Jeys Abreu

### **MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

### **COUNCIL REPRESENTATIVE**

Shahin Khalique

**DATE:** WEDNESDAY, APRIL 1, 2020  
**TIME:** 6:30 p.m.  
**PLACE:** City Hall  
Council Chambers, 3<sup>rd</sup> Floor

### **AGENDA:**

1. Herbert Melo Properties, LLC  
307-309 Caldwell Avenue; Block 5301, Lot 7  
The applicant proposes to construct a three-story, seven unit residential building on a lot now or formally containing a one and a half story frame dwelling used as single dwelling unit. The lot contains area of 6,250 square feet and is located on the northern side of Caldwell Avenue between Summit Street to the west and Garret Street to the east. The ground/first floor proposes parking for seven vehicles and a two-bedroom unit. The second and third floors propose 1 one-bedroom unit and 2 two-bedroom units on each floor. Variances are requested for lot area, (9,800 sq. ft. required and 6,250 sq. ft. provided); minimum lot width as 95 feet is required and 50 feet exists; a 25 foot rear-yard setback is required and twenty feet is proposed; open space, (1,650 sq. ft. required and 1,000 sq. ft. proposed) and parking, (fourteen (14) spaces required and seven (7) spaces proposed.) This proposal is located within the R-3 High-Medium Density Residential District.  
Requires Site Plan Approval and Bulk Variances
2. Park Avenue Laundromat, LLC  
506-512 Park Avenue; Block 8613; Lot 1  
The applicant proposes to use an existing 900 square foot first floor space of an existing two-story building for a self-service Laundromat. The first floor has total area of 7,000 square feet and three additional retail spaces. The second floor contains residential units. The proposed Laundromat is located in the B-1 Neighborhood Business District. As eleven (11) washing machines are proposed, six (6) parking spaces are required and zero are provided.  
Requires Site Plan Approval and Bulk Variances
3. New Jersey Community Development Corporation  
59 Spruce Street; Block 4701, Lot 7  
The applicant proposes to install decorative signage painted directly on existing concrete blocked in areas which were the original window openings of the building. The applicant seeks to beautify the two sides of the building by painting historic themes relevant to the City's history on the concrete blocked in areas. The building is presently used for pre-school and early child care facility. The Zoning & Land Development Ordinance prohibits the painting of signs directly on buildings and is therefore subject to a zoning variance. This proposal is located within the Great Falls Historic District. Variances are requested for exceeding the sign area maximum ten percent (10 %) of façade coverage on both Spruce Street and Oliver Street.  
Requires Site Plan Approval and Variances
4. Adoption of minutes.
5. Adoption of resolutions.

**Planning Board Regular Meeting Agenda**

**April 1, 2020**

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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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**JANICE NORTHROP, CHAIRWOMAN**  
**MARGARITA VEGA, SECRETARY**