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Mayor

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

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Jeys Abreu

**MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

**COUNCIL REPRESENTATIVE**

Shahin Khalique

**DATE: WEDNESDAY, MAY 6, 2020**

**TIME: 6:30 p.m.**

**AGENDA:**

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING:

CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY GOVERNOR PHILIP D. MURPHY, THE PLANNING BOARD OF THE CITY OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER, PUBLIC PARTICIPATION WILL BE AVAILABLE "BY MEANS OF COMMUNICATION EQUIPMENT" PURSUANT TO N.J.S.A. 10:4-8, COMMENCING ON APRIL 15, 2020.

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107, PUBLIC PARTICIPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579, MEETING ID #711-680-0071 (PLANNING BOARD MEETING OF WEDNESDAY, MAY 6, 2020 AT 6:30 P.M.)** ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: WWW.PATERSONNJ.GOV AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV/PLANNINGBOARD](http://WWW.PATERSONNJ.GOV/PLANNINGBOARD).

On **WEDNESDAY, MAY 6, 2020**, there will be a regularly scheduled meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matters will be heard:

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  
**(RESCHEDULED FROM APRIL 1, 2020 MEETING)**

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  
**(RESCHEDULED FROM APRIL 1, 2020 MEETING)**
  
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  
**(RESCHEDULED FROM APRIL 1, 2020 MEETING)**
  
4. Argus Ellison Associates, LLC  
Lot 1, Block 4602, 1-2 Van Houten Street; Lot 2, Block 4602, 3-4 Van Houten Street; Lot 3, Block 4602, 5-6 Van Houten Street; Lot 4, Block 4602, 7 Van Houten Street; Lot 5, Block 4602, 8 Van Houten Street; Lot 6, Block 4602, 9 Van Houten Street; Lot 7, Block 4602, 17 Ellison Street; Lot 8, Block 4602, 15 Ellison Street; Lot 9, Block 4602, 13 Ellison Street; Lot 10, Block 4602, 11 Ellison Street; Lot 11, Block 4602, 9 Ellison Street; Lot 13, Block 4602, 8-9 Mill Street; Lot 14, Block 4602, 5-7 Mill Street; Lot 15, Block 4602, 5 Mill Street; Lot 16, Block 4602, 3-4 Mill Street.  
On the present surface parking lot, the applicant proposes to construct a six-story mixed-use building. The first and second level of the proposed building will provide parking for a total of 215 vehicles.  
The existing three-story office building on Lot 13 is to remain and to serve as office and leasing functions. The existing Argus Mill Building will remain and the second, third, and fourth floors will each have one (1) studio unit and one (1) four-bedroom unit for a total of six (6) residential units. The third, fourth, fifth and sixth floors of the proposed mixed-use building will each have one (1) studio unit, four (4) one-bedroom units, thirteen (13) two-bedroom units and three (3) three-bedroom units for a total of eighty-four (84) units. There are proposed to be a total of ninety (90) residential units in both the existing Argus Mill and the proposed mixed-use building.  
This proposal is within the AR-1: Adoptive Reuse District and the MD: Medium Density Mixed Use District of the Great Falls Redevelopment Plan and all Amendments to thereof. The lot has area of 42,382 square feet and is located within the Great Falls Historic District. Variances are requested for 8 foot 5 inch by 18 foot parking spaces when 9 foot by 17 foot parking spaces are required; not providing the required 12 foot by 50 foot loading area and instead marking off spaces within the parking deck area; and using ANSI Standards for Minimum Handicap Parking Space Size instead of the required 12 foot by 20 foot Standard.  
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 by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4<sup>th</sup> Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Margarita Vega, Planning Board Secretary, at 973-321-1343 or via e-mail at [mvega@patersonnj.gov](mailto:mvega@patersonnj.gov) for an appointment.

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