



Andre Sayegh
Mayor

Michael Deutsch, P.P., A.I.C.P.
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

PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, JUNE 22, 2020
TIME: 6:30 P.M. – VIA WEBINAR SESSION

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 SPECIAL MEETING OF MONDAY, JUNE 22, 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.

On Monday, June 22, 2020, there will be a Special Meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matter will be heard:

1. Hinchliffe Master Urban Renewal, L.P.
186-218 maple Street and 1-27 Jasper Street, Lots 6, 7, & 23
An application has been made by Hinchliffe Master Urban Renewal, L.P. for Amended Preliminary and Final Site Plan Approval, Preliminary and Final Major Subdivision and bulk variance to demolish an existing one-story structure on Lot 6 and construct a two-story multi-use building with approximately 3,512 square feet of exhibition space on the first floor and a 190-seat restaurant on the second floor (collectively the “Exhibition Component”), with the existing Hinchliffe Stadium remaining on the same lot. On November 6, 2019, the Planning Board granted Preliminary and Final Site Plan Approval with conditions to permit the preservation and rehabilitation of Hinchliffe Stadium as an entertainment, cultural, and recreational facility with approximately 7,800 seats.

Applicant also seeks Major Subdivision and adjustment of lot lines as follows. (a) Lot 23 will be divided into two lots. Proposed Lot 23.01 will result in approximately \pm 48,771 sq. ft. and a new four-story structured accessory parking garage with approximately three hundred fifteen (315) parking spaces (the "Parking Garage") to be utilized by Hinchliffe

Stadium, the Exhibition Component and a proposed 6-story senior residential and childcare facility proposed for future development on Lot 7. The 6-story senior residential building and childcare facility is not part of the current application before the Planning Board; (b) approximately 937 sq. ft. portion of Lot 23 will be appended and merged with Lot 6 to provide a wall and buffer. Approximately \pm 201 sq. ft. portion of existing Lot 6 will be appended to Lot 23.01 to be utilized as a pedestrian pathway between the existing Hinchliffe Stadium and the Parking Garage. Proposed Lot 23.02 will remain unimproved open space consisting of 210,825.10 Sf or \pm 5 acres; (c) Lot 7 will be subdivided as follows: Approximately \pm 5,184 sq. ft. will be appended and merged with proposed Lot 23.01 to permit driveway access to the Parking Garage. Approximately \pm 1,721 Sf of Lot 7 will be appended to and merged with Lot 6 representing the previously approved improvements to Hinchliffe Stadium. The remainder of Lot 7 will contain approximately \pm 28,595 sq. ft. or \pm .66 acres for the future residential/childcare facility. Applicant also proposes to acquire a curve easement across Block 801, Lot 3 for purposes of a cul-de-sac.

The properties to which this application pertains is designated on the Tax Maps of the City of Paterson as Block 801, Lot 6 and is also known as 186-218 Maple Street, Paterson, New Jersey; and Lot 7 commonly known as 1-27 Jasper Street, Paterson, New Jersey and Passaic Falls Tract, Block 801, Lot 23. Lots 6 and 7 are located within the Public Use District of the First Ward Redevelopment Plan and Lot 23 is located within the National Park Gateway District of the First Ward Redevelopment Plan.

Applicant seeks Amended Preliminary and Final Site Plan Approval, Preliminary and Final Major Subdivision, "C" variance for exceeding maximum front-yard setback for the proposed Parking Garage. A ten (10) foot maximum front-yard setback is required, and the applicant proposes a setback of 175.4 feet measured from the access point on Redwood Avenue pursuant to the Municipal Zoning Ordinance of the City of Paterson as well as the Municipal Land Use Law and such variance relief, exceptions, design waivers, permits, interpretations, exceptions, approvals, or licenses that are deemed necessary or appropriate by the applicant or the Planning Board, and/or specified by the Planning Board's planner, engineering consultants, or its professionals and which may arise during the course of the hearing process.

2. Adoption of minutes.
3. 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, 4th 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 for an appointment.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY