



**Andre Sayegh**  
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, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505

Tel: (973) 321-1343  
Fax: (973) 321-1345

mdeutsch@patersonnj.gov  
mvega@patersonnj.gov

### **COMMISSIONERS**

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Mark Fischer, Vice-Chairperson

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Ibrahim F. Issa

### **MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

**DATE: WEDNESDAY, FEBRUARY 6, 2019**  
**TIME: 6:30 p.m.**  
**PLACE: City Hall**  
Council Chambers, 3<sup>rd</sup> Floor

### **AGENDA:**

1. City of Paterson Parking Authority  
143-173 Ward Street; Block 6204, Lot 2  
The applicant proposes to remove the existing structures on the property and construct a multi-level parking garage with two ground floor retail spaces, electrical vehicle charging stations, and 90 surface parking spaces to be known as the Ward Street Parking Garage. The parking garage will accommodate approximately 865 parking spaces. Access is provided from Market Street and Ward Street. The site has area of approximately 51,049 sq. ft. This proposal is within the Ward Street Station Redevelopment Plan in the downtown (B-4) Central Business District. The use is permitted and the applicant requests site plan review and recommendations from the Planning Board.
2. JCM Investors 1012, LLC  
54, 56, & 58 Pearl Street; Block 4317, Lots 19 20 & 21  
The applicant proposes to construct a three-story residential building with a total of twelve (12) units. The first floor proposes 4 two-bedroom units. The second and third floors also propose 4 two-bedroom units. No off-street parking is provided. The parcel has area of 4,182 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances for lot area, front-yard setback, side-yard setback, rear-yard setback, lot building coverage, lot impervious coverage, parking, and open space are requested.  
Requires Site Plan Approval and Bulk Variances
3. Adoption of minutes.
4. 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, 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**