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Shahin Khaliq

PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, SEPTEMBER 9, 2019

TIME: 7:00 P.M.

**PLACE: Council Chambers,
Third Floor, City Hall**

AGENDA:

1. **JCM Investors 1012, LLC**

455-457 Summer Street; Block 6307, Lot 4

The applicant proposes to remove various trailers and other structures from the site and construct a twenty-four (24) unit four-story building with parking on the first level. The first floor indicates elevator and stair access, a mailroom, a refuse and recycling room, and interior parking for sixteen (16) vehicles. The second, third and fourth floors indicate 5 one-bedroom units and 3 two-bedroom units per floor. Each unit will have a washer and dryer and 540 square feet of amenity area per floor. The parcel has area of 15,701 square feet. An additional eight (8) exterior parking spaces are proposed. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variance requests for front-yard setback, as three feet is required and zero feet is proposed; one side-yard setback, as five feet is required and zero feet is proposed; rear-yard setback, as 20 feet is required and zero feet is proposed; building height, as a three and a half story building is permitted and a four-story building is proposed; lot impervious coverage as 80 percent impervious coverage is permitted and 95 percent impervious coverage is proposed; amenity areas, as 3,600 square feet is required and 1,620 square feet is proposed; and parking, as 29 parking spaces are required and 24 parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances

2. **Adoption of minutes.**

3. **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
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