



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

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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, OCTOBER 21, 2019
TIME: 7:00 P.M.
**PLACE: Conference Room,
Fourth Floor, City Hall**

AGENDA:

1. JCM Investors 1012, LLC
198-206 Lafayette Street; Block 3202, Lot 9
The applicant proposes to demolish the existing two-story vacant building on the site and construct a five-story residential building on the 26,059 square foot parcel. 72 residential units are proposed. The first floor will provide parking for seventy-two (72) vehicles. The second floor proposes 10 one-bedroom units, 7 two-bedroom units and 1 three-bedroom unit. The third, fourth, and fifth floors will contain 9 one-bedroom units and 9 two-bedroom units on each floor. There will be a total of 37 one-bedroom units, 34 two-bedroom units and 1 three-bedroom unit. Variances are requested for front-yard setback as a minimum setback of 3 feet is required and zero feet is proposed; both side-yard setbacks as a minimum of 5 feet is required and zero feet is proposed; rear-yard setback as a minimum of 20 feet is required and zero feet is proposed; maximum building height as 45 feet is permitted and 49 feet is proposed, a three and half story building is permitted and a five-story building is proposed, lot building coverage, as a maximum of 60 percent is permitted and 100 percent is proposed; lot impervious coverage, as 80 percent is permitted and 100 percent is proposed; open space/amenity areas as 10,800 square feet is required and 6,569 square feet is proposed, and parking, 90 parking spaces are required and 72 parking spaces are proposed. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. The application was originally scheduled to be heard on September 18, 2019. The application was adjourned at the request of the applicant and with the approval of the Planning Board.
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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