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Shahin Khaliq

PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, FEBRUARY 24, 2020
TIME: 7:00 P.M.
PLACE: Conference Room
Fourth Floor, City Hall

AGENDA:

1. JCM Investors 1012, LLC
94 & 96 16th Avenue; Block 4319, Lots 1 & 2
The applicant proposes to remove the existing 2 two-story attached frame dwelling on Lot 2, a/k/a 96 16th Avenue, and utilize the existing vacant Lot 1, a/k/a 94 16th Avenue to construct a new five-story mixed-use building with one commercial unit and a total of twenty (20) residential units. The basement proposes a sprinkler/utility room, a refuse/recycling room, a bike storage and gym room, an elevator and a staircase. The first floor proposes a 662 square foot commercial space, a lobby with an elevator, a mail and package room, a storage room, a half-bathroom, and a stairwell. Six (6) off-street parking spaces are also proposed in addition to a secondary stairwell. The second through fifth floors each propose 5 one-bedroom units on each floor. The parcel has area of 4,669 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 4,669 square feet exists, lot width, as the minimum lot width required is 50 feet and 49.25 feet is proposed, front-yard setback, as a minimum of three feet is required and zero feet is proposed; both side- yard setbacks, as a minimum of five feet is required and zero feet is provided; rear-yard setback, as a minimum of twenty feet is required and 0 feet is proposed; number of building stories, as a three and a half story building is permitted and a five-story building is proposed; a maximum building height of 45 feet is permitted and a building height of 48 feet and 4 inches is proposed, maximum building coverage, as 60 percent building coverage is permitted and 100 percent building coverage is proposed; impervious lot coverage, as 80 percent impervious lot coverage is permitted and 100 percent impervious lot coverage is proposed, open space/amenity areas as 3,000 square feet is required and 1,927 square feet is proposed and parking, as twenty (20) off-street parking spaces are required and six (6) off-street 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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