



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, 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

Jeyss Abreu

MAYOR'S REPRESENTATIVE

Wayne Witherspoon

COUNCIL REPRESENTATIVE

Shahin Khaliq

DATE: **WEDNESDAY, MARCH 18, 2020**
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. JCM Investors 1012, LLC
135 Beech Street; Block 6302, Lot 11
The applicant proposes to remove both the existing two-story, four unit residential structure and separate garage structure and construct a new five-story residential building with 20 units on the second through fifth floors. The first floor is to contain eight (8) parking spaces. The basement indicates a bike area, a utility room, a refuse storage room, and a gym with a half-bathroom. Each of the upper floors proposes one studio unit and 4 one-bedroom units per floor. The parcel has area of 5,000 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: Front-yard setback as a minimum of 3 feet is required and 0 feet is proposed. One side- yard setback as a minimum of five feet is required and zero feet is provided. Rear-yard setback as a minimum of 20 feet is required and 8 feet is proposed. Building height as a maximum height of 45 feet is permitted and 46 feet and 8 inches is proposed. Number of Building Stories, as a 3 ½ Story Building is permitted and a 5 Story Building is proposed. Lot Building Coverage as a Building Coverage of 60 percent is permitted and a Building Coverage of 88 percent is proposed. Lot Impervious Coverage as an Impervious Coverage of 80 percent is permitted and Impervious Coverage of 88 percent is proposed. Open Space and Amenity Areas of 3,000 square feet is required and Open Space and Amenity Areas of 1,949 square feet is proposed. Off-street parking of 20 parking spaces is required and off-street parking of 8 parking spaces is proposed.
Requires Site Plan Approval and Bulk Variances
2. JCM Investors 1012, LLC
326-332 East 16th Street; Block 2802, Lot 4
The applicant proposes to construct a three-story, twelve unit residential building on a lot now or formally used for the parking of vehicles. The lot contains area of 9,163 square feet and is located on the western side of East 16th Street, between Keen Street and Franklin Street. The first floor proposes two studio units and 2 two-bedroom units. The second and third floors propose 4 two-bedroom units on each floor. Exterior parking is provided for sixteen (16) vehicles. Variances are requested for lot area, (16,800 sq. ft. required and 9,163 sq. ft. provided), front-yard setback, (20 feet required and 10 feet proposed), a 25 foot rear-yard setback is required and ten feet is proposed, maximum lot coverage of 40 percent is permitted and 49 percent is proposed; open space, (2,700 sq. ft. required and 1,819 sq. ft. proposed) and parking, (twenty-three (23) spaces required and sixteen (16) spaces proposed.) This proposal is located within the R-3 High-Medium Density Residential District.
Requires Site Plan Approval and Bulk Variances

3. Hudson Machinery, LLC
628-630 East 19th Street; Block 3423, Lot 3
The applicant proposes to store and sell municipal equipment including street sweepers and sewer cleaner trucks to governmental agencies on a wholesale basis in an existing one-story building. No retail standard vehicles will be sold from the site. The proposed new use requires a motor vehicle license from the State of New Jersey as the approval sought requires a separate site plan approval. This proposal is located within the C-2 General Commercial District of the Fourth Ward Redevelopment Plan. Variances are requested for lot area; 5,000 square feet required and 4,685 square feet provided. Both side-yard setbacks as a minimum combined side-yard setback of ten feet is required and less than one foot exists. Rear-yard setback as a minimum of twenty feet is required and less than one foot exists. Four off-street parking spaces are required and two off-street parking spaces are proposed.
Requires Site Plan Approval and Bulk Variances
4. Adoption of minutes.
5. 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
MARGARITA VEGA, SECRETARY