



Andre Savagh
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

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Shahin Khaliq

DATE: MONDAY, JUNE 8, 2020
TIME: 6:30 p.m.

AGENDA:

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING:

CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY GOVERNOR PHILIP D. MURPHY, THE PLANNING BOARD OF THE CITY OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER, PUBLIC PARTICIPATION WILL BE AVAILABLE "BY MEANS OF COMMUNICATION EQUIPMENT" PURSUANT TO N.J.S.A. 10:4-8, COMMENCING ON APRIL 15, 2020.

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107, PUBLIC PARTICIPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579, MEETING ID #711-680-0071 (PLANNING BOARD MEETING OF MONDAY, JUNE 8, 2020 AT 6:30 P.M.)** ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: WWW.PATERSONNJ.GOV AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV/PLANNINGBOARD.

On **MONDAY, JUNE 8, 2020**, there will be a regularly scheduled meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matters will be heard:

1. JCM Investors 1012, LLC
22-28 Arlington Street; Block 602, Lot 65
The applicant proposes to remove the existing structures on the site and construct a new three-story residential building with a total of twelve (12) units. The first floor proposes a lobby with a mail and package room, a stairwell and 2 studio units and 2 one-bedroom units. Sixteen (16) off-street parking spaces are proposed; 10 of the parking spaces are beneath the buildings projection line and the remaining 6 are within the uncovered parking area. The second and third floors each propose 4 two-bedroom units with an office on each floor. The parcel has area of 10,047 square feet. This proposal is within the RA-2 Zone of the First Ward Redevelopment Plan. Variances are requested for the following: rear-yard setback, as a minimum of twenty feet is required and eight feet is proposed; open space/amenity areas as 1,800 square feet is required and 900 square feet is proposed and parking, as twenty-four (24) off-street parking spaces are required and sixteen (16) off-street parking spaces are proposed.
Requires Site Plan Approval and Bulk Variances

2. JTM Investment Group & 510 Oakland, LLC
90-92 Coral Street; Block 608, Lot 26
The site is vacant of structures and the applicant proposes to construct a new three-story residential building with a total of twenty-three (23) units. The first floor proposes a lobby with a mail and package room, two stairwells and 3 one-bedroom units and 2 two-bedroom units. Twenty-four (24) off-street parking spaces are proposed; 13 of the parking spaces are beneath the buildings projection line and the remaining 11 are within the uncovered parking area. The second and third floors each propose 4 one-bedroom units and 5 two-bedroom units on each floor. The parcel has area of 17,952 square feet. This proposal is within the RA-2 Zone of the First Ward Redevelopment Plan. Variances are requested for the following: rear-yard setback, as a minimum of twenty feet is required and an average of eleven feet is proposed; and parking, as thirty (30) off-street parking spaces are required and twenty-four (24) off-street parking spaces are proposed.
Requires Site Plan Approval and Bulk Variances
3. Berkdas Realty, LLC
241-251 Crooks Avenue & 250 Knickerbocker Avenue; Block 7116, Lots 2 & 3
The applicant previously received site plan approval to demolish the existing structure on the lot and construct a four-story building with retail space on the first floor and apartments on the second, third, and fourth floors. The first floor proposed commercial space and staircases, an elevator, and a lobby for the upper floors. The second, third, and fourth floors proposed eighteen (18) apartments on each floor, of which a total of eight (8) are one-bedroom apartments, nine (9) are two-bedroom apartments and one (1) is a three-bedroom apartment. A total of fifty-four (54) units and forty-nine (49) parking spaces were approved. The applicant's current proposal is to demolish the residential structure on lot 3, which will add eleven (11) parking spaces, place a 11,620 square foot supermarket into the previously untenanted first floor commercial space, and eliminate the previously approved 1,508 square foot Community Room located on each floor of the section of the building located above the parking area in order to construct six (6) new apartment units in its place. The site has combined lot area of 33,300 square feet. This proposal is located within the B-2 Community Business District.
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 by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Margarita Vega, Planning Board Secretary, at 973-321-1343 or via e-mail at mvega@patersonnj.gov for an appointment.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY