



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**

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Harry M. Cevallos

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### **ALTERNATES**

Ibrahim F. Issa

Forid Uddin

### **MAYOR'S REPRESENTATIVE**

### **COUNCIL REPRESENTATIVE**

Luis Velez

## **PLANNING BOARD SPECIAL MEETING**

**DATE: MONDAY, SEPTEMBER 14, 2020**  
**TIME: 7:00 P.M. – VIA WEBINAR SESSION**

### **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 SPECIAL MEETING OF MONDAY, SEPTEMBER 14, 2020 AT 7:00 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](http://WWW.PATERSONNJ.GOV) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV/PLANNINGBOARD](http://WWW.PATERSONNJ.GOV/PLANNINGBOARD).

On **Monday, September 14, 2020**, there will be a Special Meeting of the Paterson Planning Board which will be held at **7:00 p.m., Via Webinar Session**. The following matter will be heard:

1. JCM Investors 1012, LLC  
159-161 12<sup>th</sup> Avenue; Block 3502, Lots 41 and 42  
The applicant proposes to remove the existing structures on the parcels and construct a new five-story residential building with a total of twenty (20) units. The basement includes a gym/community room, a restroom, bike storage, and a refuse and utility room. The first floor proposes eight (8) parking spaces, a mail room, a lobby, an elevator, and two stairwells. The second thru fifth floors propose a 276 square foot tenant meeting room, a 448 square foot studio unit, and one-bedroom units of 604, 632, 649 and 706 square feet on each floor. The parcel has area of 5,000 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances for front-yard setback, one side- yard setback, rear-yard setback, building height, lot building coverage, lot impervious coverage, parking, and open space are requested. A front-yard setback of a minimum of three (3) feet is required and zero feet is proposed. A minimum side-yard setback of five (5) feet is required and zero

feet is proposed. A minimum rear-yard setback of twenty (20) feet is required and eight (8) feet is proposed. A maximum building height of forty-five (45) feet is required and forty-five (45) feet eleven (11) inches is proposed. A maximum building lot coverage of 60 percent is permitted and 88 percent is proposed. A maximum impervious coverage of 80 percent is permitted and 83 percent is proposed. Twenty (20) off-street parking spaces are required and eight (8) off-street parking spaces are proposed. 3,000 square feet of open space is required and 2,000 square feet of amenity and open space are provided.

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 by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4<sup>th</sup> 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](mailto:mvega@patersonnj.gov) for an appointment.

**JANICE NORTHROP, CHAIRWOMAN**  
**MARGARITA VEGA, SECRETARY**