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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, NOVEMBER 16, 2020
TIME: 6:30 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 ON MONDAY, NOVEMBER 16, 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, November 16, 2020**, there will be a Special Meeting of the Paterson Planning Board which will be held at **6:30 p.m., Via Webinar Session**. The following matter will be heard:

1. JCM Investors 1012, LLC
154-156 Hamilton Avenue; Block 3612, Lots 4.01 & 4.02
On the vacant lots, the applicant proposes to construct a new five-story residential building with a total of twenty (20) units. The basement proposes a sprinkler/utility room, a refuse/recycling room, a bike storage area, a half-bathroom, a gym/community area, an elevator, and a staircase. The first floor proposes a lobby with an elevator, a mail and package room and a stairwell. Eight (8) off-street parking spaces are also proposed in addition to a secondary stairwell. The second through fifth floors each propose one studio unit and 4 one-bedroom units 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 are requested for the following: front-yard setback, as a minimum of three feet is required and zero 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 twenty feet is required and eight 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 forty-seven feet and two inches is proposed, maximum building coverage as 60 percent building coverage is permitted and 83 percent building coverage is proposed; maximum lot impervious coverage as 80 percent impervious coverage is permitted and 92 percent impervious coverage is proposed, open space/amenity areas as 3,000 square feet is required and 1,925 square feet is proposed and parking, as twenty (20) off-street parking spaces are required and eight (8) 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
MARGARITA VEGA, SECRETARY