



Andre Sayegh
Mayor

Michael Deutsch, P.P., A.I.C.P.
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

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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, NOVEMBER 16, 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 ON MONDAY, NOVEMBER 16, 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 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 **7:00 p.m., Via Webinar Session**. The following matter will be heard:

1. JCM Investors 1012, LLC
122 Fair Street; Block 3614, Lot 3
The parcel is vacant and the applicant proposes to construct a new three-story residential building with a total of six (6) units. The first floor proposes a utility room, a refuse/recycling room, a staircase, a mail and package room, and a stairwell. Two (2) one-bedroom units are also proposed on the first floor. The second and third floors each propose 2 two-bedroom units on each floor. The parcel has area of 2,500 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as 5,000 square feet is required and 2,500 square feet is existing; lot width, as a minimum lot width of 50 feet is required and a lot width of 25 feet is existing; 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 17 feet is proposed; maximum building coverage as 60 percent building

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coverage is permitted and 63 percent building coverage is proposed and open space/amenity areas as 900 square feet is required and 425 square feet is 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