



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**

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Kobir Ahmed

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Harry M. Cevallos

Chrystal Cleaves

Fannia Santana

### **ALTERNATES**

Ibrahim F. Issa

Forid Uddin

### **MAYOR'S REPRESENTATIVE**

Bennie L. Cooke

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

## **PLANNING BOARD SPECIAL MEETING**

**DATE: MONDAY, FEBRUARY 8, 2021**  
**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 #711-680-001 (PLANNING BOARD SPECIAL MEETING ON MONDAY, FEBRUARY 8, 2021 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](http://WWW.PATERSONNJ.GOV) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV/PLANNINGBOARD](http://WWW.PATERSONNJ.GOV/PLANNINGBOARD).

On **Monday, February 8, 2021**, 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  
223-225 Rosa Parks Boulevard; Block 3506, Lot 42  
The site is vacant and the applicant proposes to construct a three-story mixed-use building on the 3,750 square foot parcel. One 1,330 square foot commercial space and seven residential units are proposed. The first floor proposes the commercial space and 1 two-bedroom unit. The second and third floors each propose 1 one-bedroom unit and 2 two-bedroom units. There will be a total of 2 one-bedroom units and 5 two-bedroom units. Variances are requested for rear-yard setback as a minimum of 20 feet is required and 16 feet is proposed; open space/amenity areas as 1,050 square feet is required and 500 square feet is proposed, and parking, one parking space is provided for the commercial use and two are required. A variance is also required for the first floor residential space as ground floor residential spaces are not permitted. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan.  
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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

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