



Andre Sayegh
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

COMMISSIONERS

Janice Northrop, Chairperson

Mark Fischer, Vice-Chairperson

Kobir Ahmed

Willamae Brooks

Harry M. Cevallos

Chrystal Cleaves

Fannia Santana

ALTERNATES

Ibrahim F. Issa

Forid Uddin

MAYOR'S REPRESENTATIVE

COUNCIL REPRESENTATIVE

Shahin Khaliq

DATE: MONDAY, MARCH 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 REGULAR MEETING OF MONDAY, MARCH 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 AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV/PLANNINGBOARD.

On **MONDAY, MARCH 8, 2021**, 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
78-80 12th Avenue; Block 3604, Lot 18
The parcel is vacant and the applicant proposes to construct a new three-story residential building with a total of five (5) units. The first floor proposes a utility room, a refuse/recycling room, a staircase, a mail and package room, and a two-bedroom unit. The second and third floors each propose 2 two-bedroom units on each floor. The parcel has area of 2,953 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 2,953 square feet is existing; lot width, as a minimum lot width of 50 feet is required and a lot width of 29.53 feet is existing; one side-yard setback, as a minimum of five feet is required and four feet is provided; rear-yard setback, as a minimum of twenty feet is required and 17 feet is proposed; and open space/amenity areas as 750 square feet is required and 502 square feet is proposed.
Requires Site Plan Approval and Bulk Variances
(RESCHEDULED FROM FEBRUARY 17, 2021 MEETING)

2. Paterson Qualified Opportunity Zone, LLC
158-160 Hamilton Avenue; Block 3612, Lot 5
The applicant proposes to remove the existing two-unit structure and 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 82 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
(RESCHEDULED FROM FEBRUARY 17, 2021 MEETING)
3. Riese Corporation
197-231 20th Avenue; Block 6307, Lot 42
The applicant proposes a Minor Subdivision application to subdivide the existing 2.4 acre property known as Block 6307, Lot 42 into two equally sized lots. Each lot is to contain 51,750 square feet. The lot currently exists as 103,500 square feet. Each proposed lot will contain an existing 10 story residential building. No new construction is proposed. This proposal is within the R-4 High Density Residential District. A variance is requested for a side-yard/rear-yard setback as 20 feet of side-yard/rear-yard setback is required and as the parcel has frontage along three roadways, a side-yard/rear-yard setback of 10.02 feet is proposed on Lot 42.01 feet and 12.03 feet is proposed on Lot 42.02.
Requires Minor Subdivision and Bulk Variances
(RESCHEDULED FROM FEBRUARY 17, 2021 MEETING)
4. Adoption of minutes.
5. 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