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## **CITY OF PATERSON**

### **PLANNING BOARD**

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### **COMMISSIONERS**

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Ibrahim F. Issa

Forid Uddin

### **MAYOR'S REPRESENTATIVE**

Ivette Figueroa

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

**DATE: WEDNESDAY, MARCH 17, 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 WEDNESDAY, MARCH 17, 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 **WEDNESDAY, MARCH 17, 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  
196 Rosa Parks Boulevard; Block 3501, Lot 15  
On October 21, 2019 the applicant was approved to demolish the existing structure on the site and construct a three-story mixed-use building on the 3,000 square foot parcel. One 1,250 square foot commercial space and seven residential units are proposed. The first floor proposed the commercial space and a one-bedroom unit. The second floor proposed 2 one-bedroom units and a two-bedroom unit. The third floor proposed 2 one-bedroom units and a two-bedroom unit. There were to be a total of 5 one-bedroom units and 2 two-bedroom units. Variances were requested and granted for rear-yard setback as a minimum of 20 feet was required and 16 feet 6 inches was proposed; lot building coverage, as a maximum of 80 percent was permitted and 84 percent was proposed; open space/amenity areas as 1,050 square feet was required and 480 square feet was proposed, and parking, one parking space was provided for the commercial use and two were required. A variance was also required for the first floor residential space as ground floor residential spaces are not permitted. The applicant constructed the building and replaced the approved

first floor commercial space with a three-bedroom unit. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan. Requires Site Plan Approval and Bulk Variances

2. JCM Investors 1012, LLC  
41-43 Ryle Avenue; Block 605, Lot 19  
On September 23, 2019, the applicant was approved to construct a three-story mixed use building with one (1) commercial space and five (5) residential units. The first floor proposed a 953 square foot commercial space and 1 two-bedroom unit. The second floor proposed 1 one-bedroom unit and 1 two-bedroom unit. The third floors proposed 2 two-bedroom units. Variances were requested for minimum lot area, as a minimum lot area of 5,000 square feet was required and 2,751 square feet exists; lot width, as a minimum lot width of 50 feet was required and 42.83 of lot width exists; side-yard setbacks, as a total of ten (10) feet was required and 4.6 feet was proposed; and parking, as six (6) parking spaces were required and zero (0) parking spaces were proposed. The applicant constructed the building and replaced the approved commercial space with a one-bedroom unit. Residential units are not permitted on the ground floor. This proposal is within the C-2 General Commercial Zone of the First Ward Redevelopment Plan. Requires Site Plan Approval and Bulk Variances
3. Joal Corp.  
619-621 East 26<sup>th</sup> Street; Block 3807, Lot 15  
The applicant proposes to construct a three-story, six (6) unit residential duplex building on a vacant lot. The lot contains area of 5,000 square feet and is located on the eastern side of East 26<sup>th</sup> Street between 14<sup>th</sup> Avenue to the south and Broadway to the north. The first floor proposes a one-bedroom unit and two interior tandem parking spaces on each side of the duplex. The second and third floors propose 2 three-bedroom units on each side of the duplex on each floor. Two additional exterior parking spaces are proposed. Variances are requested for lot area, (9,900 sq. ft. required and 5,000 sq. ft. provided); minimum lot width as 90 feet is required and 50 feet exists; combined minimum side-yard setback at 14 feet is required and 13feet is proposed, a 25 foot rear-yard setback is required and 17 feet is proposed; exceeding the maximum lot coverage as 40 percent is permitted and 50 percent is proposed; open space, (1,300 sq. ft. required and 1,100 sq. ft. proposed) and parking, (twelve (12) spaces required and six (6) spaces proposed.) This proposal is located within the R-3 High-Medium Density Residential District. Requires Site Plan Approval and Bulk Variances
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, 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**