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DATE: WEDNESDAY, APRIL 7, 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, APRIL 7, 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 **WEDNESDAY, APRIL 7, 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. 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

(CARRIED FROM MARCH 8, 2021 MEETING)

2. JCM Investors 1012, LLC
21 Godwin Avenue; Block 3605, Lot 21
The applicant proposes to demolish the existing vacant three-and-a-half story structure on the parcel and 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 2,962 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 2,962 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; and rear-yard setback, as a minimum of twenty feet is required and 18 feet is proposed.
Requires Site Plan Approval and Bulk Variances
3. Garden State Management, LLC
174 Mill Street; Block 5201, Lot 18
On a vacant lot, the applicant proposes to construct a three (3) story, three (3) unit building. The first floor unit will have one-bedroom. The second and third floor units will have three-bedrooms each. The site has area of 1,875 square feet and is located within the R-4 High Density Residential District. Variances are requested for lot area, as a minimum lot area of 4,950 square feet is required, lot width as 25 feet exists and 50 feet is required, combined side-yard setbacks, as 14 feet is required and 6 feet is proposed, rear-yard setback as 25 feet is required and 10 feet is proposed, lot coverage as 40 percent is permitted and 66 percent is proposed, parking, as six (6) parking spaces are required and two parking spaces are provided and open space, as 800 sq. ft. is required and 250 sq. ft. is proposed.
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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY