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COUNCIL REPRESENTATIVE

Shahin Khaliq

PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, APRIL 12, 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, APRIL 12 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, April 12, 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
67 Market Street; Block 4608, Lot 14
On a 2,313 square foot vacant lot, the applicant proposes to construct a new three-story commercial and residential building with one commercial space and 1 two-bedroom unit on the first floor, 2 two-bedroom units on the second floor and 1 studio unit, 1 one-bedroom unit, and 1 two-bedroom unit on the third floor. A total of one commercial space and six residential units are proposed. Utilities are located in a partial basement. This proposal is within the Great Falls Historic District. Variances are requested for the following: lot area, as 10,000 square feet is required and 2,313 square feet is existing; lot width, as a minimum lot width of 100 feet is required and a lot width of 23 feet is existing; lot coverage, as a maximum lot coverage of 75 percent is permitted and a lot coverage of 90 percent is proposed and parking; as 4 parking spaces are required for the commercial use and 12 parking spaces are required for the residential use and zero off-street parking spaces are proposed.
Requires Site Plan Approval and Bulk Variances

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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