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Shahin Khaliq

PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, APRIL 26, 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 26, 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 26, 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
207 Governor Street; Block 3211, Lot 33
On a vacant lot, the applicant proposes to construct a new three-story residential building with a total of six (6) units. The first floor proposes a refuse/recycling room, a utility room, 2 one-bedroom units, and a staircase. Two (2) one-bedroom units are also proposed on both the second and third floors. The parcel has lot area of 3,125 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 3,125 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; rear-yard setback, as a minimum of twenty feet is required and seventeen feet is proposed; lot building coverage, as a maximum lot building coverage of 60 percent is permitted and 65 percent is proposed; and open space; as 900 square feet of open space is required and 579 square feet of open space is proposed.
Requires Site Plan Approval and Bulk Variances

Planning Board Special Meeting Agenda
April 26, 2021
Page 2

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