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Shahin Khaliq

PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, APRIL 26, 2021
TIME: 7:00 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 7:00 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 **7:00 p.m. Via Webinar Session**. The following matter will be heard:

1. JCM Investors 1012, LLC
71-87 Sixteenth Avenue; Block 4317, Lot 22
On a vacant lot, the applicant proposes to construct a new four-story residential building with a total of fifteen (15) units. The first floor proposes a lobby area and entry lounge, a package room, a utility room, bicycle storage, a staircase, an elevator, and parking for eleven (11) parking spaces. The second through fourth floors propose 1 one-bedroom unit and 4 two-bedroom units, a refuse and recycling room and a either tenant amenity space, a fitness center or community space on each floor. The parcel has lot area of 11,245 square feet and has frontage along both Sixteenth Avenue and Summer Street. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: Lot width of 50 feet is required and a lot width of 22 feet and 45 feet are 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 zero feet is proposed; number of building stories as a three and a half story building is permitted and a four-story building is proposed; lot impervious coverage, as a maximum lot impervious coverage of 80 percent is permitted and 100

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percent is proposed; and open space; as 2,250 square feet of open space is required and 1,752 square feet of interior amenity space is proposed..

Requires Site Plan Approval and Bulk Variances

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