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Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khaliq

DATE: WEDNESDAY, AUGUST 18, 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, AUGUST 18, 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, AUGUST 18, 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

41 Godwin Avenue; Block 3604, Lot 45

On a 2,498 square foot lot, the applicant proposes to remove the existing three-story building and construct a new three-story residential building with a total of five (5) units. The first floor proposes 1 two-bedroom unit, refuse storage room, a mail and package room and a water/meter/sprinkler room. The second and third floors each propose 2 one-bedroom units on each floor. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area; 5,000 square feet is the minimum lot size and 2,498 square feet is existing; lot width; a minimum lot width of 50 feet is required and 25 feet is existing; and one side-yard setback; a minimum of five feet is required and zero feet is provided.

Requires Site Plan Approval and Bulk Variances

2. JCM Investors 1012, LLC

41 Auburn Street; Block 3607, Lot 1

On a 2,500 square foot lot, the applicant proposes to remove the existing three-story building and construct a new three-story residential building with a total of six (6) units. The first floor proposes 2 one-bedroom units, a water meter room and a staircase. 2 one-bedroom units are also proposed on both the second and third floors. The parcel has lot area of 2,500 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 2,500 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.

Requires Site Plan Approval and Bulk Variances

3. Paterson Fund I, LLC

212-214 12th Avenue; Block 3506, Lot 24

On a vacant lot, the applicant proposes to construct a new three-story residential building with a total of nine (9) units. The first floor proposes a mail and package room, a stairwell, 1 one-bedroom unit and 2 two-bedroom units. The second and third floors each propose 1 one-bedroom unit and 2 two-bedroom units. The parcel has area of 4,671 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances for lot area is required as 5,000 square feet is required and 4,671 square feet is existing, lot width as 50 feet is required and 46.71 feet exists and one side- yard setback, as a minimum side-yard setback of five (5) feet is required and zero feet 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