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CITY OF PATERSON **PLANNING BOARD**

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Forid Uddin

MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khaliq

DATE: WEDNESDAY, JANUARY 19, 2022
TIME: 6:30 P.M.
PLACE: WEBINAR SESSION – Virtual Meeting

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, JANUARY 19, 2022 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.

On **Wednesday, January 19, 2022**, there will be a Regular 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
140 Governor Street; Block 3603, Lot 8
The applicant proposes to remove the existing three-story building and construct a new three-story residential building containing five (5) units. The ground floor/first floor indicates an access door from Governor Street, a staircase, a mail and package area, a recyclable and trash room, and a two-bedroom unit. The second and third floors will consist of two (2) one-bedroom units on each floor. Variances are requested for minimum lot area as 5,000 square feet of lot area is required and 2,500 square feet of lot area is existing; minimum lot width, as a minimum lot width of 50 feet is required and 25 feet of lot width is existing; a side-yard setback of 5 feet is required and zero feet is proposed on one side.. A 20 foot rear-yard setback is required and 17 feet is proposed. Maximum building lot coverage of 60 percent is permitted and 63 percent lot coverage is proposed. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances

2. TNE 2 Paterson LLC.
24 Elm Street & 26-30 Elm Street; Block 4705, Lots 9 & 10
The applicant proposes to create twelve (12) residential units in an existing building with a Church to remain. The combined lots contain area of 10,270 square feet and is located on the southern side of Elm Street, between Mill Street to the west and Cianci Street to the east. The basement indicates storage, mechanical units, an elevator, and a staircase. The first floor proposes the existing Church with a 90 person seating occupancy, and 3 one-bedroom units. The second floor proposes 5 one-bedroom units. The third floor proposes 1 studio unit, 2 one-bedroom units each with stairs to a loft area above and 1 two-bedroom unit. Seven (7) off-street parking spaces are indicated on a surface parking lot. Variances are requested for lot area; 16,800 sq. ft. required and 10,270 sq. ft. existing; minimum front-yard setback as 20 feet is required and zero feet exists; 14 feet of combined side-yard required and zero feet of combined side-yard existing; 25 feet of rear-yard setback required and zero feet existing; exceeding the maximum lot coverage as 40 percent is permitted and 60 percent is existing; floor area ratio of 1.2 permitted and floor area ratio of 1.7 existing; open space, (2,400 sq. ft. required and zero sq. ft. proposed) and parking; fifty-two (52) off-street parking spaces required and seven (7) off-street parking spaces proposed. This proposal is located within the R-4 High Density Residential District.
Requires Site Plan Approval and Bulk Variances
3. Adoption of minutes.
4. Adoption of resolutions.

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Margarita Vega, Board of Adjustment Secretary, at 973-321-1343 or via e-mail at mvega@patersonnj.gov for an appointment.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY