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Mayor

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## **CITY OF PATERSON** **PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**

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Jada Fulmore  
Frankie Roman

### **MAYOR'S REPRESENTATIVE**

Ivette Figueroa

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

**DATE: WEDNESDAY, FEBRUARY 2, 2022**  
**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, FEBRUARY 2, 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](http://WWW.PATERSONNJ.GOV).

On **WEDNESDAY, FEBRUARY 2, 2022**, 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  
83-85 Auburn Street; Block 3611, Lot 17  
On a 2,997 square foot lot, the applicant proposes to remove the existing three-story frame dwelling and construct a new three-story residential building with a total of eleven (11) units. The first floor proposes a lobby entrance, an amenity room, a mail/package area, a refuse/recycle room, a sprinkler & utility room, a staircase, two efficiency units and I one-bedroom unit. The second and third floors propose 4 efficiency 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, as 5,000 square feet is required and 2,997 square feet is existing; lot width, as a minimum lot width of 50 feet is required and a lot width of 30 feet is existing; one-side yard setback, as a minimum of five feet is required and zero feet is provided; lot building coverage, as a lot building coverage of 60 percent is permitted and a lot building coverage of 72 percent is proposed; and open space, as 1,650 square feet of open space is required and 600 square feet of open space and amenity space is proposed.  
Requires Site Plan Approval and Bulk Variances

2. Tetrad Investments, LLC  
65-67 Auburn Street; Block 3611, Lot 24  
The applicant proposes to construct a new four-story residential building with a total of fifteen (15) units on a vacant lot. The first floor proposes a lounge area/apartment lobby vestibule, sprinkler utility room, package area, elevator, two stairwells, refuse/recycling area, and nine (9) total parking spaces. The second, third and fourth floors propose 4 one-bedroom units and one studio unit on each floor. The roof floor plan proposes a rooftop terrace amenity area and the area for mechanical units. The parcel has a lot area of 5,387 square feet. This proposal is within the RA-2 of the Fourth Ward Redevelopment Plan. Variances are requested for the following: rear-yard setback, as 20 feet is required and 10 feet is proposed; building stories, as 3.5 stories is required and 4 stories is proposed; maximum building coverage, as 60 percent is required and 69 percent is proposed, and parking; as 15 parking spaces are required and 9 parking spaces are proposed. 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 in the office of the Division of Planning and Zoning, 125 Ellison Street, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**JANICE NORTHROP, CHAIRWOMAN**  
**MARGARITA VEGA, SECRETARY**