



CITY OF PATERSON PLANNING BOARD

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COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MARCH 16, 2022

TIME: 6:30 P.M. – VIA WEBINAR SESSION

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, MARCH 16TH, 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.

THE FOLLOWING MATTERS WILL BE HEARD:

1. JCM Investors 1012, LLC - 236-238 Harrison Street; Block 3209, Lot 2

On a vacant 3,500 square foot lot, the applicant proposes to construct a new three-story residential building with a total of five (5) units. The first floor proposes a stairwell, a package area and a sprinkler room, a 1,156 square foot three bedroom unit and two separate 2 car garages. The second floor proposes 2 three-bedroom units of 1,150 square feet and 1,151 square feet. The third floor proposes 2 three-bedroom units of 1,158 and 1,160 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 a minimum lot size of 5,000 square feet is required and 3,500 square feet exists; rear-yard setback, as a minimum of twenty feet is required and seven feet is proposed; maximum building coverage, as 60 percent building coverage is permitted and 67 percent building coverage is proposed; open space, as 750 square feet of open space is required and 205 square feet of

open space is proposed, and parking, as 10 off-street parking spaces are required and 4 off-street parking spaces are proposed. ***Requires Site Plan Approval and Bulk Variances (FIRST APPEARANCE)***

2. Paterson Falls Realty Group, LLC - 98-100 12th Avenue; Block 3515, Lot 2

The applicant proposes to remove the existing structures on the parcel and construct a new three-story residential building with a total of eleven (11) units. The first floor includes parking for six (6) vehicles, a lobby, a package area, a sprinkler room, a refuse/ recyclable room, a bike storage rack, an efficiency unit and two stairwells. The second and third floors are identical in layout and include 5 one-bedroom units. The parcel has area of 5,000 square feet. The roof plan proposes 2,068 square feet of recreation space. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances for front-yard setback, one side- yard setback, rear-yard setback, lot building coverage, parking and drive aisle are requested. A front-yard setback of a minimum of three (3) feet is required and zero feet is proposed. A minimum side-yard setback of five (5) feet is required and 3.09 feet is proposed on one side. A minimum rear-yard setback of twenty (20) feet is required and eight (8) feet is proposed. A maximum building lot coverage of 60 percent is permitted and 76 percent is proposed. Eleven (11) off-street parking spaces are required and six (6) off-street parking spaces are proposed. A minimum drive aisle of twenty-four (24) feet is required and twenty-two (22) feet is proposed. ***Requires Site Plan Approval and Bulk Variances. (FIRST APPEARANCE)***

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, 4TH FLOOR, PATERSON, NEW JERSEY, 8:30 A.M. TO 4:30 P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343.

**JANICE NORTHROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY**