



## CITY OF PATERSON PLANNING BOARD

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### COMMISSIONERS

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### ALTERNATES

Frankie Roman

Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Ivette Figueroa

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA SPECIAL MEETING PLANNING BOARD

**THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED**

**DATE: WEDNESDAY, MARCH 30, 2022**

**TIME: 7:00 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 SPECIAL MEETING OF WEDNESDAY, MARCH 30, 2022 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](http://WWW.PATERSONNJ.GOV).

THE FOLLOWING MATTERS WILL BE HEARD:

### **1. JCM Investors 1012, LLC - 273-275 Governor Street; Block 3209, Lot 14**

The applicant proposes to remove the existing one and a half story frame dwelling on a lot having an area of 5,000 square feet and construct an eleven (11) unit residential building consisting of three stories, located on the northwest corner of Jelsma Place and Governor Street. The first floor will contain eight (8) parking spaces, a bike storage room, a refuse room, exterior placed electric and gas meters, two stairwells and a one-bedroom unit. Both the second and third floors will contain 5 one-bedroom apartments on each floor, for a total of eleven (11) units. The rooftop proposes 2,088 square feet of recreation space. Variances are requested for rear-yard setback as a minimum of 20 feet is required and 5 feet is proposed; lot building coverage, as a maximum of 60 percent is permitted and 76 percent is proposed. Each of the one-bedroom units require one (1) parking space for a total of

eleven (11) parking spaces. As eight off-street parking spaces are proposed, a variance is requested. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.

***Requires Site Plan Approval and Bulk Variances (FIRST APPEARANCE)***

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, 4<sup>TH</sup> 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**