



## CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
Tel: (973) 321-1343  
Fax: (973) 321-1345

Andre Sayegh  
Mayor

Michael Deutsch, PP, AICP  
Division Director

Alfred V. Acquaviva, Esq.  
Counsel to the Board

Margarita Vega  
Board Secretary

mdeutsch@patersonnj.gov  
mvega@patersonnj.gov

### COMMISSIONERS

**Janice Northrop, Chairperson**  
Forid Uddin, Vice-Chairperson  
Kobir Ahmed  
Chrystal Cleaves  
Mark Fischer  
Pedro Liranzo  
Fannia Santana

### ALTERNATES

Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Ivette Figueroa

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

**DATE: WEDNESDAY, MAY 18, 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 SPECIAL MEETING OF WEDNESDAY, MAY 18, 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) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV](http://WWW.PATERSONNJ.GOV)

The following matters will be heard:

**1. Bernard Acevedo**  
**40-42 Nagle Street; Block 5006, Lot 5**

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 5.01 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 5.02 is to contain the existing two family dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 5.01 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), side-yard setback (4 feet required and 3 feet proposed on the north side and 3.04 feet proposed on the south side), combined side-yard setback (14 feet required and 6.04 feet proposed), rear setback (20 feet required and 16 feet proposed), lot coverage (40 percent permitted and 49 percent proposed), and parking (four off-street parking spaces required and zero off-street parking

spaces provided). Proposed lot 5.02 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 5 feet existing), side-yard setback (4 feet required and 0.8 feet existing, and 1.7 feet proposed as a result of the subdivision), combined side-yard setback (14 feet required and 2.57 feet proposed), lot coverage (40 percent required and 48.12 percent proposed), and parking (four off-street parking spaces required, and 2 off-street parking spaces proposed as tandem).

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

***2. JCM Investors 1012, LLC.***

***166-170 Rosa Park Boulevard; Block 3212, Lot 15***

The applicant proposes to remove the existing two and one-half-story building and the detached garage to construct a new four-story residential building with a total of eighteen (18) residential units. The first floor proposes a lobby, an elevator, two staircases, a package room, a refuse/recycle room, a sprinkler room, and seventeen (17) total parking spaces. Each of the second, third and fourth floors proposes 3 one-bedroom units, 3 two-bedroom units and 134 square feet of tenant storage room. The roof floor proposes a mechanical area and a rooftop terrace and amenity area. The subject property has an area of 7,225 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: front yard setback, as 3 feet is required and zero feet is proposed from Harrison Street; rear-yard setback, as 20 feet is required and 15 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 77 percent is proposed; maximum impervious surface coverage; as 80 percent is required and 95 percent is proposed, and parking, as 19 off-street parking spaces are required and seventeen (17) parking spaces including three Electric Vehicle Charging Stations are proposed, and as 3 feet of setback is required between the parking and the northern property line and zero 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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call to schedule an appointment at 973-321-1343 or email [mperez@patersonnj.gov](mailto:mperez@patersonnj.gov).

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