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Mayor

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

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Obed P. Rinvil

Stacey A. Coleman

### **MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

### **COUNCIL REPRESENTATIVE**

Shahin Khalique

**DATE: WEDNESDAY, SEPTEMBER 26, 2018**  
**TIME: 6:30 p.m.**  
**PLACE: City Hall**  
Conference Room, 4<sup>th</sup> Floor

### **AGENDA:**

1. 59-63 Courtland Street, LLC  
59-63 Courtland Street; Block 5602, Lot 17  
The applicant proposes to remove the existing two-story masonry commercial building and construct a four-story residential apartment building containing approximately 14,586 square feet. Parking for eight (8) vehicles is proposed on the buildings ground level first floor. The second, third, and fourth floors propose one (1), studio/efficiency unit; two (2), one-bedroom units; and two (2), two-bedroom units on each floor for a total of fifteen (15) residential units. Variances are requested for lot area as a minimum of 22,000 sq. ft. is required and 5,003 exists, minimum rear-yard setback as fifteen ft. is required and three ft. is proposed, a maximum building coverage of 70 percent is required and 92.5 percent is proposed, maximum impervious coverage of 70 percent is required and 75.5 percent is proposed and 19.5 parking spaces are required and 8 parking spaces are proposed. The parcel is located in the MU-H Mixed Use Hospital District of the Area 11 Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances
2. JCM Investors 1012, LLC  
190-194 Governor Street; Block 3501, Lot 4  
The applicant proposes to remove the existing one-story building and construct a new four-story residential building. The ground floor/first floor will provide 17 parking spaces. The second, third, and fourth floors will consist of two (2) efficiency/studio units; six (6), one-bedroom units; and one (1), two-bedroom unit on each floor, for a total of twenty-seven (27) units. Variances are requested for front-yard setback, a minimum of 3 feet is required and zero feet is proposed. Side-yard setbacks of 5 feet are required and zero feet are proposed. A 20 foot rear-yard setback is required and 5' 1" is proposed. A building of 3.5 stories is permitted and a 4 story building is proposed. Maximum building lot coverage of 60 percent is permitted and 78 percent lot coverage is proposed. Maximum impervious coverage of 80 percent is permitted and 85 percent impervious coverage is proposed and 27 parking spaces are required and 17 parking spaces are proposed. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances
3. 117 Wayne Avenue Realty, LLC  
117-119 Wayne Avenue; Block 923, Lot 23  
The applicant proposes to convert the existing vacant two-story commercial building into a four (4) unit residential structure. The ground floor/first floor is to contain parking for six (6) vehicles. The second floor is to contain one, 1-bedroom unit and three, 2-bedroom units. Variances are requested for lot area as 6,600 sq. ft. is required and 4,949 sq. ft. exists, front-yard setback as 20 feet is required and 10 feet exists, side-yard setback as a minimum of 4 feet is required and 3 feet exists,

both side-yard setbacks as a total minimum of 14 feet is required and total of 9' 9" exists, rear-yard setback as a minimum of 25 feet is required and 3' 6" exists, floor area ratio as 1.2 is the maximum and 1.39 exists, lot coverage as a maximum of 40 percent is permitted and 69 percent exists and parking; as 6 spaces are proposed and 8 spaces are required. This proposal is located within the R-3 High-Medium Density Residential District.

Requires Site Plan Approval and Bulk Variances

4. Adoption of minutes.
5. 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**