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Shahin Khalique

PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, OCTOBER 21, 2019
TIME: 6:30 P.M.
**PLACE: Conference Room,
Fourth Floor, City Hall**

AGENDA:

1. JCM Investors 1012, LLC
196 Rosa Parks Boulevard; Block 3501, Lot 15
The applicant proposes to demolish the existing structure on the site and construct a three-story mixed-use building on the 3,000 square foot parcel. One 1,250 square foot commercial space and seven residential units are proposed. The first floor proposes the commercial space and a one-bedroom unit. The second floor proposes 2 one-bedroom units and a two-bedroom unit. The third floor proposes 2 one-bedroom units and a two-bedroom unit. There will be a total of 5 one-bedroom units and 2 two-bedroom units. Variances are requested for rear-yard setback as a minimum of 20 feet is required and 16 feet 6 inches is proposed; lot building coverage, as a maximum of 80 percent is permitted and 84 percent is proposed; open space/amenity areas as 1,050 square feet is required and 480 square feet is proposed, and parking, one parking space is provided for the commercial use and two are required. A variance is also required for the first floor residential space as ground floor residential spaces are not permitted. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances
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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
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