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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, DECEMBER 9, 2019
TIME: 7:00 P.M.
PLACE: Council Chambers
Third Floor, City Hall

AGENDA:

1. JCM Investors 1012, LLC
107-109 Beech Street; Block 6303, Lot 5
The applicant proposes to remove the existing two-story frame dwelling on the parcel and construct a new five-story residential building with a total of twenty (20) units. The first floor proposes a lobby with an elevator, a mail and package room, a sprinkler room, a refuse/recycling room, and a stairwell. Six (6) off-street parking space area is also proposed in addition to a secondary stairwell. The second through fifth floors each propose 5 one-bedroom units on each floor. The parcel has area of 5,000 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: front-yard setback, as a minimum of five feet is required and zero feet is proposed; one side- yard setback, as a minimum of five feet is required and zero feet is provided; rear-yard setback, as a minimum of twenty feet is required and zero feet is proposed; building height, as a maximum of 45 feet is permitted and 49 feet is proposed; number of building stories, as a three and a half story building is permitted and a five-story building is proposed; maximum building coverage as 60 percent building coverage is permitted and 88 percent building coverage is proposed; maximum impervious coverage, as 80 percent lot coverage is permitted and 95 percent lot coverage is proposed; open space/amenity areas as 3,000 square feet is required and 480 square feet is proposed and parking, as twenty (20) off-street parking spaces are required and six (6) off-street parking spaces are proposed.
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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