



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON PLANNING BOARD**

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### **COMMISSIONERS**

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### **ALTERNATES**

Obed P. Rinvil  
Ibrahim F. Issa

### **MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

### **COUNCIL REPRESENTATIVE**

Shahin Khalique

## **PLANNING BOARD SPECIAL MEETING**

**DATE: MONDAY, JANUARY 27, 2020**  
**TIME: 7:00 P.M.**  
**PLACE: Conference Room,**  
Fourth Floor, City Hall

### **AGENDA:**

1. JCM Investors 1012, LLC  
112-114 Godwin Avenue; Block 3514, Lots 4 and 5  
The applicant proposes to merge Lots 4 and 5 and remove the existing two-and-a-half story frame dwelling on each parcel and construct a new five-story residential building with a total of twenty (20) units. The basement proposes a sprinkler/utility room, a refuse/recycling room, a bike storage area, a half-bathroom, a gym/community area, an elevator, and a staircase. The first floor proposes a lobby with an elevator, a mail and package room, and a stairwell. Eight (8) off-street parking spaces area also proposed, in addition, to a secondary stairwell. The second through fifth floors each propose 1 studio unit and 4 one-bedroom units on each floor. The parcel has area of 5,100 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 a minimum of three 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 eight 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 80 percent building coverage is proposed; open space/amenity areas as 3,000 square feet is required and 1,957 square feet is proposed and parking, as twenty (20) off-street parking spaces are required and eight (8) 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, 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**