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Shahin Khalique

PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, FEBRUARY 10, 2020
TIME: 6:30 P.M.
PLACE: Council Chambers
Third Floor, City Hall

AGENDA:

1. JCM Investors 1012, LLC
198-200 Harrison Street; Block 3211, Lots 11 & 12
The applicant proposes to remove the existing 2 two-story frame dwellings on both Lots 11 & 12 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 are 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 4,957 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 4,957 square feet exists, 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 7.09 feet is proposed; number of building stories, as a three and a half story building is permitted and a five-story building is proposed; a maximum building height of 45 feet is permitted and a building height of 49 feet 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 1,949 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

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