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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, FEBRUARY 10, 2020
TIME: 7:00 P.M.
PLACE: Council Chambers
Third Floor, City Hall

AGENDA:

1. JCM Investors 1012, LLC
362-366 Hamilton Avenue; Block 3509, Lots 22 & 23
The applicant proposes to remove the existing two-and-a-half-story frame dwelling on lot 23 and construct a new five-story residential building with a total of twenty (20) units. Lot 22 is currently vacant. 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. Eleven (11) off-street parking spaces are also proposed in addition to a secondary stairwell. The second through fifth floors each propose 4 one-bedroom units and 1 two-bedroom unit on each floor. The parcel has area of 6,160 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 and one inch 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 forty-eight feet and eight inches is proposed, maximum building coverage as 60 percent building coverage is permitted and 80 percent building coverage is proposed; maximum lot impervious coverage as 80 percent impervious coverage is permitted and 90 percent impervious coverage is proposed, open space/amenity areas as 3,200 square feet is required and 2,186 square feet is proposed and parking, as twenty-two (22) off-street parking spaces are required and eleven (11) 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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