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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, FEBRUARY 24, 2020
TIME: 6:30 P.M.
PLACE: Conference Room
Fourth Floor, City Hall

AGENDA:

1. JCM Investors 1012, LLC
225-227 Rosa Parks Boulevard & 229 Rosa Parks Boulevard; Block 3506, Lots 40 & 41
The applicant proposes to demolish the existing structures on both lots and construct a four -story mixed-use building on the 6,092 square foot parcel. One 491 square foot commercial space and twenty-one residential units are proposed. The first floor proposes the commercial space, the lobby entrance, an elevator, a stairwell and 13 parking spaces. The second, third and fourth floors propose 5 one-bedroom units and 2 two- bedroom units. There will be a total of fifteen 1-bedroom units and six 2-bedroom units. Variances are requested for rear-yard setback as a minimum of 20 feet is required and 0 feet is proposed; lot building coverage, as a maximum of 80 percent is permitted and 100 percent is proposed; open space/amenity areas as 3,150 square feet is required and 701 square feet is proposed, and parking, 22 parking spaces are required and 13 parking spaces are proposed. 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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