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Shahin Khalique

PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, JUNE 15, 2020
TIME: 7:00 P.M. – VIA WEBINAR SESSION

AGENDA:

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING:

CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY GOVERNOR PHILIP D. MURPHY, THE PLANNING BOARD OF THE CITY OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER, PUBLIC PARTICIPATION WILL BE AVAILABLE "BY MEANS OF COMMUNICATION EQUIPMENT" PURSUANT TO N.J.S.A. 10:4-8, COMMENCING ON APRIL 15, 2020.

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107, PUBLIC PARTICIPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579, MEETING ID #711-680-0071 (PLANNING BOARD SPECIAL MEETING OF MONDAY, JUNE 15, 2020 AT 6:30 P.M.)** ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: WWW.PATERSONNJ.GOV AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV/PLANNINGBOARD.

On Monday, June 15, 2020, there will be a Special Meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matter will be heard:

1. JCM Investors 1012, LLC
121 Fair Street, 148-150 Straight Street, and 152-154 Straight Street; Block 3615, Lots 7, 8 & 9
The parcels are currently paved. The applicant proposes to construct a four-story residential building with parking on the ground level and three floors of residential units above. Each residential floor will contain seven (7) one-bedroom apartments and one (1) two-bedroom apartment. A total of twenty-four (24) residential units are proposed. The parcel has area of 7,707 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan and is located on the northwest corner of Fair Street and Straight Street. Variances are requested for front yard setback, as a minimum of 3 feet is required for both Fair Street and Straight Street and zero feet is proposed; side yard setback, as a minimum of 5 feet is required and zero feet is proposed; rear-yard setback as a minimum of 20 feet is required and zero feet is proposed; number of building stories, as a three and a half story building is permitted, and a four story building is proposed, lot building coverage as a maximum building coverage of 60 percent is permitted and 94 percent building coverage is proposed; lot impervious

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coverage, as a maximum lot impervious coverage of 80 percent is permitted and impervious coverage of 100 percent is proposed; open space, as 7,200 square feet of open space is required and zero is proposed; and parking, as 26 parking spaces are provided and 17 parking spaces are required.

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 by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Margarita Vega, Planning Board Secretary, at 973-321-1343 or via e-mail at mvega@patersonnj.gov for an appointment.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY