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DATE: WEDNESDAY, SEPTEMBER 2, 2020
TIME: 6:30 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 REGULAR MEETING OF WEDNESDAY, SEPTEMBER 2, 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 **WEDNESDAY, SEPTEMBER 2, 2020**, there will be a regularly scheduled meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matters will be heard:

1. JCM Investors 1012, LLC
175 Godwin Avenue; Block 3506, Lot 36
The parcel is vacant and the applicant proposes to construct a new three-story residential building with a total of five (5) units. The first floor proposes a utility room, a refuse/recycling room, a staircase, a mail and package room and a stairwell. A two-bedroom unit is also proposed on the first floor. The second and third floors each propose 2 two-bedroom units on each floor. The parcel has area of 2,454 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 5,000 square feet is required and 2,454 square feet is existing; lot width, as a minimum lot width of 50 feet is required and a lot width of 25 feet is existing; 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 15 feet is proposed; maximum building coverage as 60 percent building coverage is permitted and 63 percent building coverage is proposed and open space/amenity areas as 750 square feet is required and 375 square feet is proposed.
Requires Site Plan Approval and Bulk Variances

2. JCM Investors 1012, LLC
73-75 Beech Street; Block 6304, Lots 6 & 7
The parcels are vacant and the applicant proposes to construct a new three-story residential building with 11 units on the first through third floors. The first floor is to contain six (6) parking spaces and a 500 square foot residential studio unit. The second and third floors each propose five (5) one-bedroom units per floor. The parcel has area of 5,000 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: Front-yard setback as a minimum of 3 feet is required and zero feet is proposed. One side-yard setback as a minimum of five feet is required and three (3) feet is provided. Rear-yard setback as a minimum of 20 feet is required and 8 feet is proposed. Lot Building Coverage as a Building Coverage of 60 percent is permitted and a Building Coverage of 76 percent is proposed. Lot Impervious Coverage as an Impervious Coverage of 80 percent is permitted and Impervious Coverage of 85 percent is proposed. Open Space and Amenity Areas of 1,650 square feet is required and Open Space and Amenity Areas of 480 square feet is proposed. Off-street parking of 11 parking spaces is required and off-street parking of 6 spaces is proposed.
Requires Site Plan Approval and Bulk Variances
3. Adoption of minutes.
4. 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