



**CITY OF PATERSON
PLANNING BOARD**

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Mark Fischer, Vice-Chairperson
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Willamae Brooks
Harry M. Cevallos
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ALTERNATES

Ibrahim F. Issa
Forid Uddin

MAYOR'S REPRESENTATIVE

COUNCIL REPRESENTATIVE

Luis Velez

**PLANNING BOARD
SPECIAL MEETING**

DATE: MONDAY, SEPTEMBER 14, 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 SPECIAL MEETING OF MONDAY, SEPTEMBER 14, 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, September 14, 2020**, there will be a Special Meeting of the Paterson Planning Board which will be held at **6:30 p.m., Via Webinar Session**. The following matter will be heard:

1. JCM Investors 1012, LLC
204-210 Rosa Parks Boulevard; Block 3501, Lots 19 & 20
The applicant proposes to demolish the existing structure on both lots and construct a 19 residential and commercial, three -story mixed-use building on the 9,550 square foot parcel. Two commercial spaces of 499 square feet and 1,099 square feet, one studio unit and 23 parking spaces are proposed on the first floor. The second and third floors each propose 7 one-bedroom units and 2 two- bedroom units. There will be a total of one studio unit, 14 one-bedroom units and 4 two-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 90 percent is proposed; open space/amenity areas as 2,850 square feet is required and 1,212 square feet is proposed. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan. Requires Site Plan Approval and Bulk Variances

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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