



Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Vega
Board Secretary

CITY OF PATERSON **PLANNING BOARD**

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505

Tel: (973) 321-1343
Fax: (973) 321-1345

mdeutsch@patersonnj.gov
mvega@patersonnj.gov

COMMISSIONERS

Janice Northrop, Chairperson

Mark Fischer, Vice-Chairperson

Kobir Ahmed

Willamae Brooks

Harry M. Cevallos

Chrystal Cleaves

Fannia Santana

ALTERNATES

Ibrahim F. Issa

Forid Uddin

MAYOR'S REPRESENTATIVE

COUNCIL REPRESENTATIVE

Luis Velez

DATE: WEDNESDAY, SEPTEMBER 16, 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 16, 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 16, 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. JTM Investment Group, LLC & 510 Oakland, LLC
90-92 Coral Street; Block 608, Lot 26
The site is vacant of structures and the applicant proposes to construct a new three-story residential building with a total of twenty-three (23) units. The first floor proposes a lobby with a mail and package room, two stairwells and previously proposed 3 one-bedroom units and 2 two-bedroom units. Twenty-four (24) off-street parking spaces were previously proposed; thirteen of the parking spaces were beneath the buildings projection line and the remaining eleven were within the uncovered parking area. The second and third floors each previously proposed 4 one-bedroom units and 5 two-bedroom units on each floor.
On July 22, 2020, a five (5) page drawing of revised plans prepared by Evans Architects with a revision date of July 14, 2020 and on August 11, 2020 a four page Traffic & Parking Assessment Report prepared by Stonefield Engineering were received. The proposed three-story building has been revised to reflect decreased square footage and the parking lot has been increased from the previous 24 spaces to the current 29 spaces. The previous location of the refuse area from fronting along Coral Street has been removed and relocated to the building's interior. A

previously required variance for rear-yard setback has been eliminated, as the original plans indicated a rear-yard setback of 11.24 feet whereas 20 feet was required and the revised plans indicate a rear-yard setback of 22.07 feet. The applicant has also reduced the number of proposed two-bedroom dwelling units from the previous 14 two-bedroom units, to the proposed four (4) two-bedroom units and increased the number of one-bedroom units, which was previously nine (9) units to the proposed nineteen (19) one-bedroom units. The reduction in the number of two-bedroom residential units and the increase in the number of one-bedroom units indicates that a parking variance is no longer requested. The nineteen (19) one-bedroom units each require one (1) parking space per dwelling unit and the four (4) two-bedroom units each require 1.5 parking spaces each per dwelling unit for a total of six (6) parking spaces and a grand total of twenty-four (24) required off-street parking spaces. As the applicant has now indicated twenty-nine (29) parking spaces off-street, including eight (8) that are in a tandem arrangement, a parking variance is no longer being requested.

The previous first floor plan has been revised to indicate an interior refuse and recycling room that was previously proposed on Coral Street. A fitness room is also now proposed on the first floor, as well as a tenant amenity area room of 665 square feet and a storage room for tenants has also been added. The number of residential units on the first floor has also been reduced from the previous proposal of three (3) one-bedroom units and two (2) two-bedroom units for a total of 5 first floor units to the revised total of three (3) one-bedroom units. The revised plans indicate a total of 23 units including nineteen (19) one-bedroom units and four (4) two-bedroom units. The previous plans also proposed 23 units, but the previous unit count was eleven (11) one-bedroom units and twelve (12) two-bedroom units. The parcel has area of 17,952 square feet. The parcel has area of 17,952his proposal is within the RA-2 Zone of the First Ward Redevelopment Plan. Requires Site Plan Approval and any Bulk Variances that may need to be addressed.

(CARRIED FROM AUGUST 12, 2020 MEETING)

2. New Jersey Community Development Corporation
105 Mill Street; Block 4710, Lot 34
On a vacant lot, the applicant proposes to construct a three (3) story, three (3) unit building. Each unit will have two-bedrooms. The site has area of 2,959 square feet and is located within the R-4 High Density Residential District. Variances are requested for lot area, as a minimum lot area of 4,950 square feet is required, lot width as 25 feet exists and 50 feet is required, combined side-yard setbacks, as 14 feet is required and 4 feet is proposed, lot coverage as 40 percent is permitted and 41 percent is proposed and parking, as six (6) parking spaces are required and zero parking spaces are provided.
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