



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON** **PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**

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Ibrahim F. Issa

Forid Uddin

### **MAYOR'S REPRESENTATIVE**

Bennie L. Cooke

### **COUNCIL REPRESENTATIVE**

Luis Velez

## **PLANNING BOARD** **SPECIAL MEETING**

**DATE: MONDAY, SEPTEMBER 28, 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 ON MONDAY, SEPTEMBER 28, 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](http://WWW.PATERSONNJ.GOV) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV/PLANNINGBOARD](http://WWW.PATERSONNJ.GOV/PLANNINGBOARD).

On **Monday, September 28, 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  
85-87 Godwin Avenue; Block 3604, Lots 24 & 25  
The applicant proposes to remove the existing dwelling on lot 24 and construct a new five-story residential building with a total of twenty (20) units. The partial basement proposes a sprinkler room, a rest room, a 428 square foot gym, and stairway and elevator access to the upper floors. The first floor proposes a lobby, a mail and package room and access to the eight (8) off-street parking spaces, which includes one handicap space. There is also a secondary stairwell with exterior access only. Recycling and garbage refuse areas are also proposed adjacent to the parking area. The second through fifth

floors each propose 5 one-bedroom units on each floor and an amenity area of 270 square feet. Each unit has its own laundry facility. The parcel has area of 5,605 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: front-yard setback, as a minimum of three feet is required and zero feet is proposed; both side-yard setbacks, as a minimum of five feet is required and zero feet is provided on the eastern side of the building and three feet is proposed on the western side of the building; rear-yard setback, as a minimum of twenty feet is required and ten feet is proposed; number of building stories, as a three and a half story building is permitted and a five-story building is proposed; maximum building height as a 45 foot building is permitted and a 49' 6" building is proposed, maximum building coverage as 60 percent building coverage is permitted and 84 percent building coverage is proposed; maximum impervious surface coverage as a maximum of 80 percent is permitted and 90 percent is proposed, open space/amenity areas as 3,000 square feet is required and 2,000 square feet is proposed and parking, as twenty (20) off-street parking spaces are required and eight (8) off-street parking spaces are proposed. 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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**JANICE NORTHROP, CHAIRWOMAN**  
**MARGARITA VEGA, SECRETARY**