



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

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Mark Fischer, Vice-Chairperson

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DATE: MONDAY, OCTOBER 5, 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 MONDAY, OCTOBER 5, 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, OCTOBER 5, 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
242-244 Harrison Street; Block 3209, Lot 4
On a vacant 3,136 square foot lot, the applicant proposes to construct a new three-story residential building with a total of six (6) units. The basement proposes a mechanical room with gas meters, water meter and sprinkler, a refuse/recycling room, a bike storage area, an electrical room, a janitor closet, a tenant amenity area, and a staircase. The first floor proposes a lobby with a stairwell and 2 two-bedroom units. The second and third floors each propose 2 two-bedroom units on each floor. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 3,136 square feet exists, lot width as a minimum lot width of 50 feet is required and a lot width of 31 feet is provided, one side-yard setback, as a minimum of five feet is required and two feet is provided; rear-yard setback, as a minimum of twenty feet is required and fifteen feet is proposed; maximum building coverage, as 60 percent building coverage is permitted and 64 percent building coverage is proposed; and maximum impervious coverage as

impervious coverage of 80 percent is permitted and 85 percent impervious coverage is proposed.

Requires Site Plan Approval and Bulk Variances

2. Tetrad Investments, LLC
152 Sixteenth Avenue; Block 4212, Lot 15
The parcel contains a masonry garage which is to be removed. 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 2,425 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: lot area, as 5,000 square feet is required and 2,425 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 fourteen feet is proposed; maximum building coverage as 60 percent building coverage is permitted and 65 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
3. Adoption of minutes.
4. 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY