AGENDA
REGULAR MEETING
PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MAY 18, 2022
TIME: 6:30 P.M. – VIA WEBINAR SESSION

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING


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 #711-680-001 (PLANNING BOARD SPECIAL MEETING OF WEDNESDAY, MAY 18, 2022 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

The following matters will be heard:

1. Bernard Acevedo
   40-42 Nagle Street; Block 5006, Lot 5

   The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 5.01 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 5.02 is to contain the existing two family dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 5.01 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), side-yard setback (4 feet required and 3 feet proposed on the north side and 3.04 feet proposed on the south side), combined side-yard setback (14 feet required and 6.04 feet proposed), rear setback (20 feet required and 16 feet proposed), lot coverage (40 percent permitted and 49 percent proposed), and parking (four off-street parking spaces required and zero off-street parking spaces required).
spaces provided). Proposed lot 5.02 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 5 feet existing), side-yard setback (4 feet required and 0.8 feet existing, and 1.7 feet proposed as a result of the subdivision), combined side-yard setback (14 feet required and 2.57 feet proposed), lot coverage (40 percent required and 48.12 percent proposed), and parking (four off-street parking spaces required, and 2 off-street parking spaces proposed as tandem).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances (FIRST APPEARANCE)

2. JCM Investors 1012, LLC.
   166-170 Rosa Park Boulevard; Block 3212, Lot 15

   The applicant proposes to remove the existing two and one-half-story building and the detached garage to construct a new four-story residential building with a total of eighteen (18) residential units. The first floor proposes a lobby, an elevator, two staircases, a package room, a refuse/recycle room, a sprinkler room, and seventeen (17) total parking spaces. Each of the second, third and fourth floors proposes 3 one-bedroom units, 3 two-bedroom units and 134 square feet of tenant storage room. The roof floor proposes a mechanical area and a rooftop terrace and amenity area. The subject property has an area of 7,225 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 3 feet is required and zero feet is proposed from Harrison Street; rear-yard setback, as 20 feet is required and 15 feet is proposed; building stories, as 3.5 stories is required and 4 stories is proposed; maximum building coverage, as 60 percent is required and 77 percent is proposed; maximum impervious surface coverage; as 80 percent is required and 95 percent is proposed, and parking, as 19 off-street parking spaces are required and seventeen (17) parking spaces including three Electric Vehicle Charging Stations are proposed, and as 3 feet of setback is required between the parking and the northern property line and zero feet is proposed.

Requires Site Plan Approval and Bulk Variances. (FIRST APPEARANCE)

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 4:00 p.m., Monday through Friday. Please call to schedule an appointment at 973-321-1343 or email mperez@patersonnj.gov.

JANICE NORTHROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY