



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON PLANNING BOARD**

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### **COMMISSIONERS**

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### **ALTERNATES**

Ibrahim F. Issa

Forid Uddin

### **MAYOR'S REPRESENTATIVE**

Ivette Figueroa

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

## **PLANNING BOARD SPECIAL MEETING**

**DATE: MONDAY, MAY 3, 2021**  
**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 #711-680-001 (PLANNING BOARD SPECIAL MEETING ON MONDAY, MAY 3, 2021 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, May 3, 2021**, 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. BCB Acquisition Line, LLC  
171-181 Market Street; Block 4406, Lot 7  
The applicant proposes to develop a total of forty-eight (48) new apartments on the second through fourth floors of the existing building which has a lot size of 12,487 square feet. Lot 7, 171-187 Market Street is an existing four-story building with retail spaces on the first floor to remain and three floors of office space above. The applicant proposes to construct thirteen (13) studio units and three (3) one-bedroom units on each of the second, third, and fourth floors for a total of forty-eight (48) units. New lobby and exterior access to Market Street will be constructed for the residential units. New interior stairways for the upper floors are to be constructed. The parcel is located on the north side of Market Street between Colt Street and Church Street within the B-4 Central Business District. A parking variance is requested as 48 off-street parking spaces are required and zero are proposed. 7,650 square feet of open space/amenity space is required and the Planning Board must determine if the 7,685 square feet proposed meets the requirement.  
Requires Site Plan Approval and Bulk Variances

**Planning Board Special Meeting Agenda**  
**May 3, 2021 – 6:30 p.m.**  
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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 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**