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AGENDA SPECIAL MEETING OF THE PLANNING BOARD THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, APRIL 29, 2024
TIME: 6:30 P.M
PLACE: CITY HALL - 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

1. ***NBS Realty, LLC.***
442-446 10th Avenue; Block 3310, Lot 1

The applicant proposes to remove the existing structures on the site and construct a four-story mixed-use commercial and residential building. The basement level proposes a mechanical room for the commercial tenants, a refuse/recycle room, an elevator and elevator mechanical room, a building's service room; a super-intendent's equipment room, a utility mechanical room and a staircase. The first floor proposes two commercial spaces, a package room, mailboxes, an elevator, and a multi-purpose room for the tenants. Additionally, this project proposes a total of fourteen (14) parking spaces including two (2) electric vehicle charging stations, with seven (7) of these spaces are being covered by the upper floors. Each of the second through fourth floors proposes a one-bedroom unit and three (3) two-bedroom units per floor; for a total of four (4) units per floor and twelve (12) residential units in total. The parcel has lot area of 7,730 square feet and is located in the B-2 Community Business District. Variances are requested for building height, as 40 feet is required and 43.5 feet is proposed; building stories, as 3 story is required and 4 story is proposed, open space and amenity room, as 2,850 square feet is required and 475 square feet is proposed; the distance between parking spaces and the property lines, as three (3) feet of landscaped separation is required on the open parking area and two (2) feet is proposed at the rear yard; the setback for the refuse/recycle enclosure, as five (5) feet is required and zero feet is proposed, and parking as thirty-two (32) off-street parking spaces are required, three (3) electric vehicle spaces are credited toward reducing the requirement to twenty-nine (29) spaces and fourteen (14) spaces are proposed, leaving a variance request of fifteen (15) parking spaces.

Requires Site Plan Approval and Bulk Variances

CARRIED FROM CANCELED MEETING OF APRIL 8TH (FIRST APPEARANCE)

2. ***Washington Avenue Paterson LLC***
18 & 20-24 Washington Avenue; Block 5808, Lots 17 & 18

The applicant proposes to remove the existing structures on the two lots and construct a six-story multi-family forty (40) unit residential building on the combined lots 17 & 18. The proposed lower ground parking level includes 19 parking spaces (one barrier free), tenant storage units, an elevator and two stairways. The proposed ground floor plan (upper parking level) includes storage units, 22 parking spaces (ten in a tandem arrangement and one barrier free), electric and gas meters, an access lobby, a package room, a water meter/utility and sprinkler room, a refuse room with a trash chute a mailbox area, an elevator and two stairways. The access driveway is 24 feet and 4 inches in width. The proposed second through sixth floors are identical in layout and include three (3) one-bedroom units, four (4) two-bedroom units and one (1) three-bedroom unit per floor, for a total of forty (40) units. The second floor proposes a

fitness room, the third and fourth floors proposes community rooms and the fifth and sixth floors propose storage rooms. A rooftop amenity area of 2,626 square feet is proposed. The parcel has lot area of 10,000 square feet and is located in the Multi-Family Residential (MF) Zone of the Area#11 Neighborhood Redevelopment Plan. Variances are requested for lot size as a minimum lot size of 22,000 square feet is required and 10,000 square feet is proposed; rear yard setback, as 15 feet is required and 0 feet is proposed; maximum building coverage, as 85 percent is permitted and 96.6 percent is proposed; parking, as sixty (60) parking spaces are required, six (6) electric vehicle spaces are credited toward reducing the requirement to fifty-four (54) spaces and forty-one (41) spaces are proposed, leaving a variance request of thirteen (13) parking spaces; the width of the curb cut, as 12 feet is required and 24 feet and 4 inches is proposed. Open Space/Amenity Areas, as 9,500 square feet is required and 6.091 square feet is proposed. Additionally, the applicant is requesting a waiver for not providing bicycle racks as required per the Area #11 Neighborhood Redevelopment Plan.

Requires Site Plan Approval and Bulk Variances

(FIRST APPEARANCE)

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, 9:00 A.M. TO 4:00 P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL MPEREZ@PATERSONNJ.GOV.

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