



**CITY OF PATERSON  
PLANNING BOARD**

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**AGENDA**  
**SPECIAL MEETING OF THE PLANNING BOARD**

**CANCELED**

**DATE: MONDAY, APRIL 8, 2024**  
**TIME: 6:30 P.M**  
**PLACE: CITY HALL -**  
**4<sup>TH</sup> FLOOR CONFERENCE**

THE FOLLOWING MATTERS WILL BE HEARD:

***NBS Realty, LLC. ITEMS TO BE CARRIED TO APRIL 29TH***  
***442-446 10<sup>th</sup> 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***  
***(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, 4<sup>TH</sup> 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.

**JANICE NORTHROP, CHAIRWOMAN**  
**MIRIAM R. PEREZ, BOARD SECRETARY**