



## CITY OF PATERSON PLANNING BOARD

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### COMMISSIONERS

Janice Northrop, Chairperson  
Fannia Santana, Vice Chairperson  
Kobir Ahmed  
Mark Fischer  
Badrul Hasan  
Imran Hussain  
Crystal Kline

### ALTERNATES

Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA

### REGULAR MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, MAY 5, 2025  
TIME: 6:30 P.M.  
LOCATION: COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR  
PATERSON CITY HALL  
155 MARKET STREET

#### ***THE FOLLOWING MATTERS WILL BE HEARD:***

- 1. Project ID# A2023-018**  
**Fadi Shalati**  
**60-62 Newark Avenue**  
**Block# 5406, Lot# 31**

The applicant proposes to subdivide the existing 4,894 square foot parcel into two lots. Proposed lot 31.01 is to contain the existing two-and-a-half-story, two-family dwelling on a proposed 2,444 square foot lot. Proposed lot 31.02 is to contain a proposed three-story two-unit dwelling on a proposed 2,450 square foot lot. This proposal is located within the Residential (R) District of the Area 11 Redevelopment Plan. Proposed lot 31.01 requests variances for minimum lot area (5,000 square feet required and 2,444 square feet proposed), lot width (50 feet required and 25 feet proposed), front-yard setback (minimum 20 feet required and 9.75 feet existing on Newark Avenue and zero feet existing on Sussex Street), side yard setback (4 feet required and 2.32 feet proposed on the northern side yard), parking (four off-street parking spaces required, and two parking spaces proposed), and parking in the front yard setback (no parking is allowed in the front yard setback, and two parking spaces are proposed). Proposed lot 31.02 requests variances for minimum lot area (5,000 square feet required and 2,450 square feet proposed), lot width (50 feet required and 25 feet proposed), side yard setback (4 feet required and 3 feet proposed), both side yard setbacks (14 feet required and 6 feet proposed), rear yard setback (20 feet required and 15.50 feet proposed), maximum building coverage (40 percent permitted and 48.4 percent proposed), and parking (four off-street parking spaces required and two off-street parking spaces proposed inside the garage in tandem).

**Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.**

**- FIRST APPEARANCE**

- 2. Project ID# A2022-051**  
**152-156 Putnam Street, LLC**  
**82 Mill Street**  
**Block# 4702, Lot(s)# 6**

The applicant proposes to construct a two-story commercial building containing 1,250 square feet. The first floor of the building is to be used for auto sales and the second floor is to be used for office and storage. Six off-street parking spaces are proposed; three spaces are to be used for vehicle display and three parking spaces are to be used for customer and employee parking. A Certificate of

Continued Occupancy dated January 30, 2023 for pre-owned vehicle sales on the parcel exists. This proposal is within the Great Falls Historic District. Variances are requested for lot area, as a minimum of 10,000 square feet is required and 2,500 square feet exists; minimum lot width, as 100 feet is required and 25 feet exists; minimum rear-yard setback, as twenty (20) feet is required and zero feet is proposed; parking, as one parking space for each 300 square feet of showroom/sales area is required for a total of 1,111 square feet (486 sq. ft. exterior and 625 sq. ft. interior) requiring 3.7 parking spaces and three (3) parking spaces are proposed for sales.

**Requires Site Plan Approval and Bulk Variances.**

**- FIRST APPEARANCE**

**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, 9:00 A.M. TO 4:00 P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL [MTORRES@PATERSONNJ.GOV](mailto:MTORRES@PATERSONNJ.GOV).

**JANICE NORTROP, CHAIRWOMAN  
MAYRA TORRES-ARENAS, BOARD SECRETARY**