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## CITY OF PATERSON

### PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
Tel: (973) 321-1343  
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### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, OCTOBER 4, 2023  
TIME: 6:30 P.M.  
PLACE: CITY HALL  
COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

**1. Michael Dowling**  
**1 Barnes Street; Block 4917, Lot 9**

The applicant proposes to subdivide the existing 4,512 square foot parcel into two lots. Proposed lot 9 is to contain the existing two-family dwelling on a proposed 2,275 square foot lot. Proposed lot 8 is to contain a proposed three-story two-unit dwelling on a proposed 2,237 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 9 requests variances for lot area (5,000 sq. ft. required and 2,275 sq. ft. proposed), lot width, (50 feet required and 25.04 feet proposed), front-yard setback (20 feet required and 16.1 feet existing), side yard setback (4 feet required and 0.5 feet existing and 2.16 feet proposed as a result of the subdivision), combined side-yard setback (14 feet required and 2.66 feet proposed), lot coverage (40 percent required and 45 percent proposed), and parking (two parking spaces required and zero parking spaces proposed). Proposed lot 8 requests variances for lot area (5,000 sq. ft. required and 2,237 sq. ft. proposed), lot width (50 feet required and 25.04 feet proposed), front-yard setback (20 feet required and 10 feet proposed on Barnes Street and 2.5 feet proposed on Rockland Street), side-yard setback (4 feet required and 2.5 feet proposed for the western side yard), rear-yard setback (20 feet required and 14.96 feet proposed), lot coverage (40 percent required and 54 percent proposed), and parking (four off-street parking spaces required, and two off-street parking spaces proposed).

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

**2. Asma Malique**  
**265-267 Edmund Avenue; Block 1304, Lot 3**

**APPROVED**

The applicant proposes to subdivide the existing 6,614 square foot parcel into two lots. Proposed lot 3.01 is to contain the existing two-family dwelling on a proposed 3,311 square foot lot. Proposed lot 3.02 is to contain a proposed three-story two-unit dwelling on a proposed 3,303 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 3.01 requests variances for lot area (5,000 sq. ft. required and 3,311 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 15.89 feet existing), side yard setback (4 feet required and 0.66 feet existing and 2.44 feet proposed as a result of the subdivision), combined side-yard setback (14 feet required and 3.10 feet proposed), and parking (three parking spaces required and 0 parking spaces proposed). Proposed

lot 3.02 requests variances for lot area (5,000 sq. ft. required and 3,303 sq. ft. proposed), lot width (50 feet required and 25 feet proposed), side-yard setback (4 feet required and 3 feet proposed on each side yard), combined side-yard setback (14 feet required and 6 feet proposed), rear yard setback (20 feet required and 6 feet proposed), lot coverage (40 percent required and 49.4 percent proposed), and parking (four off-street parking spaces required, and two off-street parking spaces proposed inside the garage and two parking spaces proposed in the front yard setback in a tandem arrangement).

***Requires Minor Subdivision Approval, 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. Please call to schedule an appointment at 973-321-1343 ext. 2346 or email [mperez@patersonnj.gov](mailto:mperez@patersonnj.gov).

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