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## CITY OF PATERSON PLANNING BOARD

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Shahin Khalique

## AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

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

THE FOLLOWING MATTERS WILL BE HEARD:

**1. DGSS Property Holdings, LLC.**  
**693-695 Market Street; Block 4011, Lot 16**

The applicant proposes a new studio unit on the first floor and a new two-story residential addition above the existing office space for a total of seven (7) residential units. The existing partial basement level proposes no changes. The first floor contains the existing insurance office, and proposes a studio unit, a lobby, a package room, mailboxes, and an internal staircase to access the upper floors' residential units. The second and third floors are identical in layout and each proposes 3 two-bedroom units. The parcel has a lot area of 6,458 square feet. This proposal is within the B-3 General Business District. Variances are requested for the minimum lot area, as 10,000 square feet is required and 6,458 square feet is existing; lot width, as 100 feet is required and 61.60 feet is existing; the distance between parking spaces and the northern and eastern side property lines, as 3 feet is required and 0 feet is proposed, and parking, as eighteen (18) off-street parking spaces are required, two (2) electric vehicle spaces are credited toward reducing the requirement to sixteen (16) spaces and nine (9) spaces are proposed, leaving a variance request of seven (7) parking spaces.

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

**2. Nural Adnan**  
**151-153 Nagle Street; Block 5106, Lot 26**

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 26.02 is to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 26.01 is to contain the existing one-unit dwelling, which proposes a basement crawlspace addition, an expansion and remodeling of the existing first floor one-bedroom unit into a three-bedroom unit and a second floor addition to create a second floor, three-bedroom unit on a 2,500 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 26.02 requests variances for lot area as 5,000 sq. ft. is required and 2,500 sq. ft. is proposed, lot width, as 50 feet is required and 25 feet is proposed, both side-yard setbacks, as a minimum of four (4) feet on one side and a total combined side-yard setback of fourteen (14) feet is required and three (3) feet is proposed on each side-yard, maximum lot coverage, as forty (40) percent is permitted and 46.7 percent is proposed and parking, as four (4) parking spaces are required and two (2) parking spaces are proposed. Proposed lot 26.01 requests variances for lot area, as

5,000 sq. ft. is required and 2,500 square feet is proposed, lot width, as 50 feet is required and 25 feet is proposed, front-yard setback from Nagle Street, as twenty (20) feet is required and 1.22 feet is existing, front-yard setback from Glover Avenue, as twenty (20) feet is required and 1.12 feet is existing, side-yard setback, as 4 feet is required and 1.35 feet is proposed as a result of the subdivision, maximum lot coverage, as forty (40) percent is permitted and 50.2 percent is proposed and parking, as four (4) off-street parking spaces are required, and two off-street parking spaces are proposed.

***Requires Minor Subdivision Approval, 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](mailto:MPEREZ@PATERSONNJ.GOV).

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