



CITY OF PATERSON PLANNING BOARD

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

DATE: WEDNESDAY, JUNE 4, 2025
TIME: 6:30 P.M.
LOCATION: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

1. 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, CARRIED FROM MAY 5, 2025

2. Project ID# A2022-083
Susana Munoz
1091-1093 East 23rd Street
Block# 7405, Lot# 25

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 25.01 is to contain the existing two-and-a-half-story, two-family dwelling on a proposed 2,600 square foot lot. Proposed lot 25.02 is to contain a proposed two-story single-unit dwelling on a proposed 2,400 square foot lot. This proposal is located within the R-3 High-Medium Density Residential District. Proposed lot 25.01 requests variances for lot area (5,000 sq. ft. required and 2,600 sq. ft. proposed), lot width (50 feet required and 26 feet proposed), front-yard setback (20 feet required and 2.99 feet existing), side-yard setback (4 feet required and 2.34 feet existing, and 0.43 feet proposed as a result of the subdivision), combined side-yard setback (14 feet required and 2.77 feet proposed), maximum building coverage (40 percent permitted and 44.9 percent proposed), and parking (three off-street parking spaces required, and zero off-street parking spaces proposed). Proposed lot 25.02 requests variances for lot area (5,000 sq. ft. required and 2,400 sq. ft. proposed), lot width,

(50 feet required and 24 feet proposed), front-yard setback (25 feet required and 15 feet proposed), side-yard setback (4 feet required and 2.09 feet proposed), combined side-yard setback (14 feet required and 5.17 feet proposed), lot coverage (30 percent permitted and 50 percent proposed), and minimum width of the driveway (12 feet required and 11 feet proposed).

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

- FIRST APPEARANCE

3. Project ID# A2021-0070

**Jose A. De Los Santos
29 Church Street
Block# 4404, Lot(s)# 8**

On a 4,750 square foot lot, the applicant proposes to convert the vacant second floor space previously used as a social club to one (1), one-bedroom unit and two (2) studio units. The first floor commercial space is to remain. Variances are requested for parking. Residential units require one parking space per unit. As three (3) residential dwelling units are proposed, three (3) off-street parking spaces are required. As no off-street parking spaces are provided, a variance for three (3) off-street parking spaces is requested. The parcel is located in the B-4 Downtown Commercial District.

Requires Site Plan Approval and Bulk Variances.

- FIRST APPEARANCE

4. 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, 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 MTORRES@PATERSONNJ.GOV.

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