



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 18, 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# A2025-009: AM Knickerbocker, LLC**
362-364 Knickerbocker Avenue
Block# 7707, Lot(s)# 5

The applicant proposes to subdivide the existing 9,600 square foot parcel into two lots. Each proposed lot 5.01 and 5.02 is to contain a proposed three-story two-unit dwelling on a proposed 4,800 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Both proposed lots 5.01 and 5.02 request variances for minimum lot area (5,000 square feet required and 4,800 square feet proposed), lot width (50 feet required and 32 feet proposed), both side yard setbacks (14 feet required and 8 feet proposed), and parking in the front yard setback (as no parking is allowed in the front yard setback, and two parking spaces are proposed).

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

- FIRST APPEARANCE

2. **Project ID# A2024-095: Paterson Habitat for Humanity, Inc.**
159-163 North Main Street
Block# 112, Lot# 12

The applicant proposes to subdivide the existing 7,550 square foot parcel into two lots. Proposed lot 12.02 is to contain 3,775 square feet. Proposed lot 12.03 is to contain 3,775 square feet. Neither proposed lot 12.02 or 12.03 has existing structures on them. This application does not propose construction on either proposed lot 12.02 or 12.03. This proposal is located within the RA-1 Residential District of the First Ward Redevelopment Plan. The RA-1 Zone does not have a minimum lot area requirement. A twenty-five (25) foot minimum lot width for newly created lots is required. As the newly created lots have a proposed lot width of 37.75 feet each, a variance is not required. As construction is not proposed on either lot at this time, bulk requirements for front-yard setback, side-yard setback, rear-yard setback, building height, number of stories, maximum building coverage, maximum impervious coverage, off-street parking and driveway width are not

Requires Minor Subdivision Approval

- 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, 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 NORTHRUP, CHAIRWOMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY