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CITY OF PATERSON  
PLANNING BOARD

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COUNCIL REPRESENTATIVE

Shahin Khaliq

AGENDA  
SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, JUNE 30, 2025  
TIME: 6:30 P.M, 7P.M. & 7:30P.M.  
PLACE: COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR  
PATERSON CITY HALL  
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

1. Project ID# A2024-049 - 6:30P.M.  
100 Hamilton Inc.  
100 Hamilton Plaza  
Block# 6204, Lot(s)# 1

The applicant proposes to construct a one-story addition on the northern side of the existing building, which will include four (4) new commercial spaces. Additionally, the existing second-floor plaza will be converted into a surface parking area to accommodate ninety-six (96) parking spaces. The property has a lot area of 64,469 square feet and is located within the B-4 Central Business District. Variances are requested for the following: number of the parking spaces, as 436 parking spaces are required and ninety-six (96) spaces are proposed, and minimum width of the parking spaces, as nine (9) feet is required and eight (8) feet is proposed for eighteen (18) of the spaces.

Requires Site Plan Approval and Bulk Variances  
-FIRST APPEARANCE

2. Project ID# A2024-092 - 7:00P.M.  
Paterson Habitat for Humanity, Inc., d/b/a Passaic County Habitat for Humanity  
132-142 North First Street  
Block# 112, Lot(s)# 24

The applicant proposes to subdivide the existing 15,000 square foot parcel into two lots. Lot 24 currently contains a masonry garage, an eighteen (18) space parking lot, a four-story brick building serving as the Pentecostal Church and a two-and-a-half-story frame dwelling. Proposed lot 24.01 is to contain 12,181 square feet and the masonry garage, the eighteen (18) space parking lot and the four-story brick building serving as the Pentecostal Church. Proposed lot 24.02 is to contain 2,819 square feet and the two-and-a-half-story frame dwelling. This proposal is located within the RA-1 Zone of the First Ward Redevelopment Plan. Proposed lot 24.01 requests variances for lot area as a House of Worship requires a minimum of 21,780 square feet and 12,191 square feet is proposed; a maximum front-yard setback of ten (10) feet is permitted and 13.67 feet is existing; a rear-yard setback of a minimum of twenty (20) feet is required and 2.97 feet exists and is to remain; a two-and-a-half story structure is permitted and the existing church is four stories; maximum impervious surface coverage of eighty (80) percent is permitted and 96.1 percent is proposed. Proposed lot 24.02 requests variances for front-yard setback as a maximum of seven (7) feet permitted and 9.65 feet is existing; a minimum side-yard setback of three (3) feet is required and 2.5 feet is proposed. Existing non-conforming parking conditions will continue.

Requires Minor Subdivision Approval and Bulk Variances  
-FIRST APPEARANCE

**3. Project ID# A2024-093 - 7:30P.M.**  
**Oliver's Corner Non-Profit LLC**  
**59 Spruce Street**  
**Block# 4701, Lot(s)# 7**

On the 43,945 square foot lot, the applicant seeks site plan approval and related bulk variances, including front-yard setback, rear-yard setback and parking variances as well as any other relief deemed necessary or appropriate by the Board in connection with the proposed renovation and expansion of the existing facility into an expanded Community/Recreational Center with accessory restaurant/retail space. Applicant seeks to renovate the Center to include space for various amenities and services including two restaurants with kitchen service areas and outdoor seating space, which will be incorporated into the Center's youth workforce/development training programs, group counseling suites, individual counseling suites, a new lounge/reception area, an art studio, new bathrooms, various activity rooms for programming activities such as robotics, science classes, a gymnasium, recording studio, handicraft studio, sculptor studio, video podcasting studio, fashion sewing studio, yoga studio, along with storage area and a new lobby area. Applicant further seeks to renovate and convert the existing playground area into a new outdoor basketball court. The existing building consists of a 7,201 square foot basement floor, a 12,916 square foot first floor and a 12,898 square foot second floor. This proposal is located within the SP-Semi-Public District of the Paterson Great Falls Redevelopment Area Plan and is located on the northeast corner intersection of Spruce Street and Olive Street.

**Requires 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 [mtorres@patersonnj.gov](mailto:mtorres@patersonnj.gov).

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