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Mayor

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## **CITY OF PATERSON**

### **PLANNING BOARD**

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
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#### **COMMISSIONERS**

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Fannia Santana, Vice Chairperson  
Kobir Ahmed  
Mark Fischer  
Badrul Hasan  
Imran Hussain  
Crystal Kline

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Frankie Roman  
Zoraya Ammar

#### **MAYOR'S REPRESENTATIVE**

Delbres Claudio

#### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

## **AGENDA**

### **SPECIAL MEETING OF THE PLANNING BOARD**

**DATE: MONDAY, JULY 28, 2025**  
**TIME: 6:30 P.M**  
**PLACE: COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR**  
**PATERSON CITY HALL**  
**155 MARKET STREET**

#### **THE FOLLOWING MATTERS WILL BE HEARD:**

- 1. Project ID# A2024-081**  
**Yaakoub Hijazi**  
**315-321 Governor Street**  
**Block# 3208, Lot(s)# 1**

The applicant proposes to construct a two-story residential addition above the existing two-story vacant commercial/office building. The completed structure will include two commercial spaces and a total of forty seven (47) residential apartments. The existing first floor proposes two commercial spaces, a lobby, a mail room, a tenants' laundry room, a refuse/recycling room, a storage room, a meter room, a sprinkler room, a residential office, a mechanical and maintenance room, a bike rack, two elevators, and two staircases. Additionally, this level proposes a surface parking lot including thirty-five (35) parking spaces. The existing second floor proposes seven (7) studio units and eight (8) one-bedroom units for a total of fifteen (15) residential units. The proposed third and fourth floors will have identical layouts, each containing nine (9) studio units and seven (7) one-bedroom units for a combined total of thirty-two (32) residential units across both floors. The roof plan proposes designated space for mechanical units as well as 7,760 square feet of rooftop open space and amenity area. The parcel has a lot area of 18,593 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: minimum front yard setback, as three (3) feet is required and 0.7 feet is existing from Harrison Street, 0.4 feet is existing from East 16<sup>th</sup> Street and 1.1 feet is existing from Governor Street; maximum front yard setback, as ten (10) feet is required and 21.6 feet is existing from east 16<sup>th</sup> Street; building height, as forty-five (45) feet is permitted and 48.7 feet is proposed; building coverage, as 60 percent is permitted and 63 percent is existing; lot impervious coverage, as 80 percent is permitted and 100 percent is existing, parking as forty-seven (47) parking spaces are required, five (5) electric vehicle spaces are credited toward reducing the requirement to forty-two (42) spaces and thirty-five (35) spaces are proposed, leaving a variance request of seven (7) parking spaces, and parking arrangement, as thirty-three (33) spaces are in a three-level stackable arrangement.

**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**