



## CITY OF PATERSON PLANNING BOARD

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Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

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

DATE: WEDNESDAY, AUGUST 6, 2025  
TIME: 6:30 P.M.  
LOCATION: COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR  
PATERSON CITY HALL  
155 MARKET STREET

# CANCELED

ITEMS TO BE CARRIED TO WEDNESDAY, AUGUST 20, 2025

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

1. Project ID# A2025-013 **CARRIED TO AUGUST 20, 2025 AT 6:30PM**  
Ali Alsaidi  
353-359 Knickerbocker Avenue  
Block# 7708, Lot(s)# 25

The applicant proposes to subdivide the existing 15,000 square foot parcel into three lots. Each proposed lot 25.01, 25.02 and 25.03 is to contain a proposed three-story two-unit dwelling on a proposed 5,000 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. All three proposed lots request variances for minimum lot width (50 feet required and 33.34 is proposed for lot 25.01 and 33.33 feet is proposed for lots 25.02 and 25.03), combined 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# A2025-021 **CARRIED TO AUGUST 20, 2025 AT 6:30PM**  
United Assets Management, LLC  
417-423 East 23rd Street  
Block# 3305, Lot# 42

The applicant proposes a major subdivision of the existing 10,000 square foot lot into four (4) lots of 25 feet in width and one-hundred (100) feet in depth containing 2,500 square feet each. Each of the proposed four (4) lots, described as proposed Lots 42.01, 42.02, 42.03 and 42.04 are indicated on the Major Subdivision and Site Plan dated January 17, 2025 and prepared by GB Engineering, LLC. As further described on the above plan, each lot is to have a two-unit, 3-story dwelling constructed on each

lot. All four (4) of the lots are to have frontage on East 23rd Street. All existing structures on the lots are to be removed. Variances are requested on all proposed four (4) lots for lot area, as a minimum of 5,000 square feet is required and 2,500 square feet is proposed for each lot, lot width, as a minimum of 50 feet is required and 25 feet is proposed, front-yard setback, as a minimum of 20 feet is required and 15 feet is proposed, combined side-yard setback on each lot, as a minimum of fourteen (14) feet of combined side-yard setback is required and 9.24 feet is provided, as side setbacks of 3.08 feet and 6.16 feet are proposed, rear-yard setback, as a minimum of 20 feet is required and 17 feet is proposed, building lot building coverage, as a maximum coverage of 40 percent is permitted and a lot coverage of 50.28 percent is proposed, and parking, as each of the proposed two unit dwellings propose three-bedrooms per unit, which requires a minimum of four (4) off-street parking spaces per unit. Two (2) parking spaces are proposed in a tandem arrangement within the first floor of each dwelling. The applicant proposes a third parking space within the fifteen (15) foot long driveway, which lacks adequate depth and requires a variance for parking within the front-yard setback. This proposal is located within the R-2 Residential Zone

**Requires Major 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 [MTORRES@PATERSONNJ.GOV](mailto:MTORRES@PATERSONNJ.GOV).

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