



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, AUGUST 20, 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# A2025-013**
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, CARRIED FROM AUGUST 20, 2025

- 2. Project ID# A2025-021**
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, CARRIED FROM AUGUST 20, 2025

**3. Project ID# A20210063
292 Marshall Street Realty LLC
292 Marshall Street
Block# 5509, Lot# 6**

The applicant proposes a one-story addition with a mezzanine level to the southern side of the existing commercial space, and a one-story addition for a total area of 4,313 square feet on the northern side. Additionally, a refuse area and a surface parking lot with fifteen (15) parking spaces are proposed on the southern portion of the site. The proposed first floor will include both existing and new warehouse spaces, an expanded loading dock, a new elevator, two new staircases, six (6) existing office spaces, existing coffee roasting, packaging and storage area, new and existing production areas, four (4) additional interior parking spaces, an existing loading dock, a break room and four bathrooms. The proposed mezzanine level will provide 9,200 square feet of office space, and the proposed roof terrace will contain 2,900 square feet of open area. The subject property is located within the Light Industrial (I-1) District. Variances are requested for the following: front yard setback, as 10 feet is required and zero feet is proposed; side-yard setback, as 10 feet is required and zero feet is proposed on the northern side yard; rear-yard setback, as 10 feet is required and zero feet is proposed; lot coverage, as 60 percent is required and 80 percent is proposed, and parking, as thirty (30) employee parking spaces are required and 18 spaces are proposed.

Requires Site Plan Approval and Bulk Variances.

- FIRST APPEARANCE

**4. Project ID# A2025-019
Jesse Beato
667-669 East 27th Street
Block# 3824, Lot# 19**

The applicant proposes to subdivide the existing 6,250 square foot parcel into two lots. Proposed lot 19.01 is to contain the existing two-and-a-half-story, two-unit dwelling on a proposed 3,750 square foot lot. Proposed lot 19.02 is to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 19.01 requests variances for lot area (5,000 sq. ft. required and 3,750 sq. ft. proposed), lot width (50 feet required and 37.50 feet proposed), front-yard setback (twenty (20) feet required and 10.54 feet existing), combined side-yard setback (fourteen (14) feet required and 6.87 feet proposed as a result of the subdivision), and parking (four off-street parking spaces required, and zero off-street parking spaces proposed). Proposed lot 19.02 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width, (fifty (50) feet required and twenty-five (25) feet proposed), front-yard setback (20 feet required and 15 feet proposed), side-yard setback (four (4) feet required and 3.08 feet proposed), combined side-yard setback (fourteen (14) feet required and 6.16 feet proposed), lot coverage (forty (40) percent permitted and forty-nine (49) percent proposed), and parking (four off-street parking spaces required, and two off-street parking spaces proposed).

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

- FIRST APPEARANCE

5. Adoption of Resolutions:

- a. 39-45 Carroll Street; Block# 3211, Lot(s#) 1 (06-02-25)**
- b. 132-142 North First Street; Block# 112, Lot(s#) 24 (06-30-25)**
- c. 59 Spruce Street; Block# 4701, Lot(s#) 7 (06-30-25)**

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**