



CITY OF PATERSON

PLANNING BOARD

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Principal Planner

Mayra Torres-Arenas
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AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

DATE: WEDNESDAY, AUGUST 27, 2025
TIME: 6:30P.M., 7:00P.M., 7:30P.M.
& 8:00P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2025-031 - 6:30P.M.**
Mill Street Veterans, LLC
10-19 Mill Street
Block# 4607 Lot(s)# 1, 2 & 14-21

On the present surface parking lot, the applicant proposes to construct a six-story residential building containing seventy (70) 1 bedroom apartments to serve as Veteran's Housing. The combined lots have a total area of 20,012 square feet, or 0.459 acres. The first residential level (second floor) will also accommodate community and office space for the development. A portion of the existing parking area will be repurposed into outdoor space and a sitting area for the residents of the new development. The first (ground level) will contain thirty-five (35) parking spaces. The second level of the proposed building will provide six (6) residential units, community space, office space, laundry rooms and restrooms. The third through six floors will contain sixteen (16) residential units on each floor. This proposal is within the HD: High Density Mixed Use District of the Great Falls Redevelopment Plan and all Amendments to thereof and the Great Falls Historic District. Variances are requested for exceeding the maximum permitted lot coverage of ninety (90) percent as a lot coverage of 91.7 percent is proposed, minimum parking space size, as a parking space size of nine (9) feet in width by eighteen (18) feet in length is required and a parking space size of eight (8) feet in width by eighteen (18) feet in length is proposed, minimum size of handicap parking space, as a handicap parking space size of twelve (12) feet in width by twenty (20) feet in length is required and a handicap parking space size of twelve (12) feet in width by eighteen (18) feet in length is proposed and the number of required off-street parking spaces, as one parking space for each residential unit is required and one parking space for each 1,000 square feet of office space is required for a total of seventy-three (73) off-street parking spaces, and the applicant proposes a total of thirty-five (35) off-street parking spaces as well as any other relief deemed necessary or appropriate by the Board in connection with the proposed development.

Requires Site Plan Approval and Bulk Variances

-FIRST APPEARANCE

- 2. Project ID# A2025-039 - 7:00P.M.**
Juan Quiñones
722-726 Broadway
Block# 8504 Lot(s)# 3

The applicant proposes to subdivide the existing 6,164 square foot vacant parcel into two lots. Proposed lot 3.01 is to contain a new three-story, two-unit dwelling on a proposed 3,016 square foot lot. Proposed lot 3.02 is to contain a new three-story, two-unit dwelling on a proposed 3,148 square

foot lot. This proposal is located within the H-1 Hospital Zone. Both proposed lots request variances for minimum lot area (5,000 square feet required and 3,016 square feet proposed for lot 3.01 and 3,148 square feet proposed for lot 3.02), minimum lot width (fifty (50) feet required and 31.26 feet proposed for lot 3.01 and 31.25 feet proposed for lot 3.02), combined side yard setbacks (fourteen (14) feet required and 8.26 feet proposed for lot 3.01 and 8.25 feet proposed for lot 3.02), rear yard setback (twenty (20) feet required and ten (10) feet proposed for both lots), maximum building coverage (40 percent permitted and 45.5 percent proposed for lot 3.01 and 43.5 percent proposed for lot 3.02), and parking (as four proposed parking spaces are in a tandem arrangement within the garage of each dwelling).

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

-FIRST APPEARANCE

- 3. Project ID# A2024-020 - 7:30P.M.**
406 East 34th Street Realty, LLC
404-406 East 34th Street
Block# 8705 Lot(s)# 10

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Each proposed lot 10.01 and 10.02 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. Both proposed lots request variances for minimum lot area (5,000 square feet required and 2,500 square feet proposed), minimum lot width (fifty (50) feet required and twenty-five (25) feet proposed), front yard setback (twenty (20) feet required and fifteen (15) feet proposed), side yard setback (four (4) feet required and 3.08 feet proposed), combined side yard setbacks (fourteen (14) feet required and 6.16 feet proposed), building coverage (forty (40) percent required and forty-eight (48) percent proposed), and parking (four (4) spaces required and three (3) spaces proposed inside the garage in tandem).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

-FIRST APPEARANCE, CARRIED FROM AUGUST 11, 2025

- 4. Project ID# A2024-092 - 8:00P.M.**
Spruce & Grand, LLC
98-100 Spruce Street
Block# 48043 Lot(s)# 8

On the 5,000 square foot lot, the applicant seeks site plan approval and related bulk variances, including maximum lot coverage, minimum ground floor height, and parking variances as well as any other relief deemed necessary or appropriate by the Board. The current structures on the property consist of a three-story brick building with a basement located on the corner of Grand Street and Spruce Street and a one-story brick building with a basement located on Grand Street only. The applicant proposes to remove the existing one-story brick building on Grand Street and construct a four-story mixed-use building addition attached to the existing three-story building. The existing building's basement will be used for residential amenity use. The new addition basement will be used for restaurant storage. The entire first floor of both the existing building and the proposed addition will consist of a restaurant and residential lobby use. The entire second floor of both the existing building and the proposed addition will consist of one 3-bedroom and 2 two-bedroom units. The entire third floor of both the existing building and the proposed addition will consist of one 3-bedroom and 2 two-bedroom units. The fourth floor, which consists entirely of the proposed addition will contain four studio efficiency units and a 1,105 square foot roof patio with a rooftop canopy above a bar and restrooms. This proposal is located within the MD-Medium Density Mixed-Use District of the Paterson Great Falls Redevelopment Area Plan and is located on the northwest corner intersection of Spruce Street and Grand Street. Variances are requested for exceeding the maximum building lot coverage, as a maximum of 90 percent is permitted and building lot coverage of 93.7 percent is proposed; proposing a minimum floor height of thirteen (13) feet, whereas a minimum floor height of fourteen (14) feet is required, and parking, as thirty (30) off-street parking spaces are required and zero off-street parking spaces are provided.

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, 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