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

DATE: WEDNESDAY, SEPTEMBER 3, 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# A2024-017**
167 Lyon Street, LLC
167 Lyon Street
Block# 2923, Lot(s)# 22

The applicant proposes a two-story addition to the north side of the existing one-family dwelling to create a total of two (2) residential units. The existing basement level contains an open area, a mechanical/utility room, and a half bathroom, with no changes proposed for this floor. The existing first and second floors currently comprise a two-bedroom, one-family building. Under the proposal, the first and second floors would each contain a two-bedroom residential unit. The parcel has a lot area of 2,846 square feet. This proposal is within the R-2 Low-Medium Density Residential District. Variances are requested for the following: minimum lot area, as 5,000 square feet is required and 2,846 square feet is existing; lot width, as fifty (50) feet is required and twenty-five (25) feet is existing; front yard setback, as twenty (20) feet is required and 3.19 feet is existing from Lyon Street, and zero (0) feet is proposed from Van Blarcom Street for the existing and expanded building; parking as three (3) spaces are required and two (2) spaces are proposed, and parking setback, as three (3) feet is required and zero (0) feet is existing.

Requires Site Plan Approval and Bulk Variances

- FIRST APPEARANCE

2. **Project ID# A2023-022**
EC Property Holdings, LLC
389-391 Sixth Avenue & 235 East 22nd Street
Block# 2407, Lot# 1 & 2

The applicant proposes to subdivide the existing 7,500 square foot parcel into two lots. Both lots were recorded on one deed, making a subdivision a requirement to sell or construct on the "vacant" lot. Proposed lot 1.01 is to contain the existing three-story, three-unit dwelling on a proposed 5,000 square foot lot. Proposed lot 2.01 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 1.01 requests existing variances for front-yard setback, twenty (20) feet required and 14.08 feet existing; side-yard setback, four (4) feet required and 2.49 feet existing and combined side-yard setback, fourteen (14) feet required and 9.81 feet existing. Proposed lot 2.01 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, twenty (20) feet required and fifteen (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 maximum permitted and forty-eight (48) percent proposed; and parking, four off-street parking spaces required.
Requires Minor 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, 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