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# CITY OF PATERSON

## PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
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Imran Hussain  
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Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA

### SPECIAL MEETING OF THE PLANNING BOARD

**DATE: MONDAY, SEPTEMBER 8, 2025**  
**TIME: 6:30P.M. & 7:00P.M.**  
**PLACE: COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR**  
**PATERSON CITY HALL**  
**155 MARKET STREET**

#### THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2023-094 - 6:30P.M.**  
**160 Market Street Equities, LLC**  
**160 Market Street**  
**Block# 6203 Lot(s)# 3**

The applicant proposes to convert the currently vacant second floor of an existing commercial building into eighteen (18) residential apartments. The first floor will remain occupied by the existing Taco Bell restaurant, Star Optical store, McDonald's, a game retail Store, Metro cellphone Store, and a medical office. In addition, the first floor includes an existing elevator, a new residential entrance lobby, a new internal staircase and a proposed waiting and reception area for the medical office. The second floor proposes a total of eighteen (18) residential units, consisting of eleven (11) studio apartments and seven (7) one-bedroom apartments. This floor will also include a refuse and recycling area located on the existing roof top. The property has a total area of 17,355.8 square feet and is located within the City Center Mall and Entertainment District (CCM). The subject property and the proposed alterations do not create any variances.

#### **Requires Site Plan Approval**

#### **-FIRST APPEARANCE**

- 2. Project ID# A2025-019 - 7:00P.M.**  
**Fabian Alexandria, LLC**  
**191 Market Street & 55 Church Street**  
**Block# 4405 Lot(s)# 1, 2, 3, 4 & 30**

On the 57,714 square foot lot, the applicant proposes interior construction within the existing building now or formally known as the "Fabian Building". Lot 30, now or formally known as the Alexander Hamilton Hotel, an eight-story residential and commercial and rental building located on the northeast corner of Church Street and Market Street proposes no construction at this time. The Fabian Building is a five-story and nine-story building located on the southeast corner of Ellison Street and Church Street. The Fabian Building was previously approved for seventy-two (72) residential units which have been constructed and are occupied. Vehicular access into the site exists from a parking lot located on Ellison Street on lots known as lots two (2), three (3) and four (4). Drawing SP1.00 indicates that the exterior parking lot contains forty-seven (47) parking spaces. Twenty (20) interior parking spaces and three (3) truck parking spaces are located within the building. All of the new construction is to take place within the interior of the former Fabian Theater brick building, known as Lot 1. The first, second, third, fourth and fifth floors each propose two-hundred (200) storage units of four different sizes per floor. A total of 82,600 square feet of interior square footage storage space is proposed on floors one through five,

which based on one (1) parking space for each 10,000 square feet of storage space requires eight (8) parking spaces, plus one (1) parking space for each employee on the maximum shift and one (1) parking space for each vehicle used in the operation of the business. The previous application for the residential portion of the building was granted a parking variance that will now require an additional off-site parking variance of fourteen (14) parking spaces, subject to testimony from the applicant and the operators of the proposed self-storage facility. This proposal is located within the Downtown Commercial Historic District Overlay of the B-4 Downtown Central Business District.

**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**