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## CITY OF PATERSON PLANNING BOARD

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### 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, SEPTEMBER 17, 2025  
TIME: 6:30 P.M.  
LOCATION: COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR  
PATERSON CITY HALL  
155 MARKET STREET

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

1. **Project ID# A2024-052**  
**Perfectly Simple Real Estate, LLC**  
**114-120 Oxford Street**  
**Block# 707, Lot(s)# 26**

The applicant proposes to subdivide the existing 10,000 square foot parcel into three lots. Proposed lot 26.01 will contain a new three-story, two-unit dwelling on a proposed 3,334 square foot lot. Proposed lots 26.02 and 26.03 will each contain a new three-story, two-unit dwelling on a proposed 3,333 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 26.01 requests variances for minimum lot area (5,000 square feet required and 3,334 square feet proposed), lot width (50 feet required and 33.34 feet proposed), front yard setback, (20 feet required and 4 feet proposed from North 7th Street), and parking, as two of four parking spaces are proposed within the front yard setback). Proposed lots 26.02 and 26.03 request variances for minimum lot area (5,000 square feet required and 3,333 square feet proposed), lot width (50 feet required and 33.33 feet proposed), both side yards setback (14 feet required and 9.33 feet proposed), and parking, as two of four parking spaces are proposed within the front yard setback)

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

**- FIRST APPEARANCE**

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

Testimony for the application was heard at the August 20, 2025 Planning Board hearing. Prior to completion of the hearing, the applicant requested an adjournment without a new hearing date to revise the application. A subdivision plan revised to August 21, 2025 has been received. Modifications to the subdivision plan only, include: an easement along the entire length of proposed lot 19.02 measuring 100 feet in length and 4.94 feet in width to accommodate a proposed driveway on proposed lot 19.01 that will enable the placement of three (3) parking spaces at the rear of proposed lot 19.01, wherein previously zero parking spaces were proposed, and placing the proposed dwelling on lot 19.02 one (1) foot from the northern property line and one (1) foot from adjacent Block 3824, Lot 1 and Lot 2, whereas previously a side lot line of 3.08 feet was proposed. Additionally, the applicant proposes to remove a

portion of the existing dwelling for maneuverability on the driveway proposed on lot 19.01. Previous variance requests will continue 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 (20 feet required and 10.54 feet existing), combined side-yard setback (14 feet required and 7.92 feet proposed as a result of the subdivision), and parking (four off-street parking spaces required, and now three 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, (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 15 feet proposed), side-yard setback (4 feet required and 5.17 feet proposed), combined side-yard setback (14 feet required and 6.17 feet now proposed), lot coverage (40 percent permitted and 47 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, CARRIED FROM 08/20/25**

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, 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**