



## 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, OCTOBER 15, 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# A2024-075**  
**Build Up Estates, LLC**  
**113-115 East 15th Street**  
**Block# 2107, Lot(s)# 11**

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 11.01 is to contain an existing two-and-a-half-story, two-unit dwelling on a proposed 2,450 square foot lot. Proposed lot 11.02 is to contain an existing two-story, two-unit dwelling on a proposed 2,550 square foot lot. This proposal is located within the R-3 High-Medium Residential District. Proposed lot 11.01 request variances for minimum lot area (5,000 square feet required and 2,450 square feet proposed), lot width (fifty (50) feet required and twenty-five (25) feet proposed), front yard setback (twenty (20) feet required and 1.95 feet existing), one side yard setback (four (4) feet required and 0.83 feet existing on the southern side yard), both side yard setbacks (fourteen (14) feet required and 2.72 feet proposed), maximum building coverage (forty (40) percent required and 40.60 percent proposed), and parking (three (3) spaces required and zero spaces proposed). Proposed lot 11.02 request variances for minimum lot area (5,000 square feet required and 2,550 square feet proposed), lot width (fifty (50) feet required and twenty-five (25) feet proposed), front yard setback (twenty (20) feet required and 5.20 feet existing), one side setback (four (4) feet required and 0.15 feet existing on the northern side yard), both side yard setbacks (fourteen (14) feet required and 6.96 feet proposed), and parking (five (5) spaces required and two (2) spaces proposed inside the garage). Also, variances are required for the side and rear yard setbacks of the existing two-car garage on lot 11.02, as a minimum of three (3) feet is required, and 0.12 feet of side yard setback and 0.29 feet of rear yard setback are existing.

**Requires Minor Subdivision Approval and Bulk Variances**

**- FIRST APPEARANCE**

2. **Project ID# A2025-047**  
**Alfakas Asset Group, LLC**  
**275-279 Main Street**  
**Block# 6201, Lot(s)# 15**

The applicant proposes to modify and construct additions to the existing mixed use building located on the northeast corner of Main Street and Smith Street. The first floor proposes two existing

and one new commercial spaces, and a proposed one-bedroom apartment. The second floor will be remodeled for five units; three (3) one-bedroom units and two (2) two-bedroom units. The third floor will be remodeled for four units; two (2) one-bedroom units and two (2) two-bedroom units. The attic floor plan proposes one (1) two-bedroom unit. A parking variance is requested, as each residential unit requires one off-street parking space. As there are eleven (11) residential units proposed, and no off-street parking is provided, a variance for eleven (11) parking spaces is requested. The parcel has total area of 6,390 square feet. This proposal is located within the B-4 Central Business District.

**Requires Site Plan Approval and Bulk Variances**

**- FIRST APPEARANCE**

**3. Adoption of Resolutions:**

- a. 167 Lyon Street; Block# 2923, Lot(s)# 22 (09-03-25)
- b. 389-391 Sixth Avenue & 235 East 22nd Street; Block# 2407, Lot(s)# 1 & 2 (09-03-25)
- c. 667-669 East 27th Street; Block# 3824, Lot(s)# 19 (09-17-25)
- d. 552-558 Main Street; Block# 5501, Lot(s)# 3, 4 & 5 (09-29-25)

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**