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CITY OF PATERSON

PLANNING BOARD

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AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

DATE: THURSDAY, OCTOBER 23, 2025
TIME: 6:30P.M. & 7:00P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2024-086 - 6:30P.M.**
EC Properties Holdings, LLC
631 East 25th Street
Block# 3806 Lot(s)# 24

The applicant proposes to construct a new three-story residential building with a total of two residential units. The first floor proposes a two-car garage, an unfinished storage area and an internal staircase to access the second floor. The second and third floors each propose three bedrooms, a kitchen, a living/dining area, a mechanical and laundry room, and two full bathrooms. The parcel has a lot area of 3,097 square feet. This proposal is within the R-2 Low-Medium Density Residential District. Variances are requested for the following: lot area, as 5,000 square feet of lot area is required and 3,097 square feet is existing; lot width, as fifty (50) feet is required and 26.3 feet is existing; front yard setback, as twenty (20) feet is required and 11.2 feet is proposed from the overhang balcony; combined side yard setbacks, as fourteen (14) feet is required and 6.2 feet is proposed; maximum building coverage, as forty (40) percent is required and forty-eight (48) percent is proposed, and parking as four (4) parking spaces are required and two (2) parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances

-FIRST APPEARANCE

- 2. Project ID# A2025-067 - 7:00P.M.**
Hudson Blue 24 Owner, LLC
33-37 Van Houten Street
Block# 4601 Lot(s)# 13, 14, 16 & 17

The Board previously granted the site plan approval, (c) variances, a design waiver/exception, and a waiver from the Residential Site Improvement Standards for a mixed-use project consisting of 167 units of multi-family residential, approximately 6,500 square feet of theater space, approximately 800 square feet of accessory office space (accessory to the theater use), approximately 3,550 square feet of retail space, and an outdoor eating/drinking area, along with associated site improvements, for the Property on June 5, 2023, as memorialized by resolution adopted on July 19, 2023. The Applicant is seeking amended site plan approval to increase the number of units from 167 to 194; convert all of the units to affordable housing for seniors; reduce the retail space from approximately 3,550 square feet to approximately 2,000 square feet; remove the on-site parking spaces; and increase the number of off-site parking spaces available to the residents at a nearby parking garage and a nearby parking lot located within 1,000 feet from the Property, among other plan design changes which will be discussed at the Board hearing.

As part of the application, the Applicant is requesting the following variances pursuant to N.J.S.A. 40:55D-70(c):

1. Variance from Redevelopment Plan, Land Use Plan, AR-I Adaptive Reuse and Infill District, Bulk Standards, to permit a minimum ground floor height of 10 feet, 9 inches, for the new building and less than 14 feet for the existing buildings, where a minimum ground floor height of 14 feet is otherwise required (previously granted by the Board; no change).
2. Variance from Paterson Great Falls Redevelopment Plan, Land Use Plan, AR-I Adaptive Reuse and Infill District, Bulk Standards, to permit a sidewalk width of 5 feet where a minimum sidewalk width of 10 feet is otherwise required (previously granted by the Board; no change).

In addition, as part of the application, the Applicant is requesting a design waivers/exceptions pursuant to N.J.S.A. 40:55D-51(b) from the Redevelopment Plan, Land Use Plan, Design Standards, Landscaping, 1., from the requirement to provide a 4-foot-wide landscape strip on the sidewalk adjacent to the curb (existing non-conformity and previously granted by the Board; no change).

While the Applicant believes that, except as stated above, its application is in conformance with the Redevelopment Plan and the Zoning and Land Development Ordinance of the City of Paterson, New Jersey, the Applicant hereby requests any other variances, waivers, deviations, amendments, exceptions, appeals, interpretations, permits, and/or approvals from the Redevelopment Plan and the Zoning and Land Development Ordinance of the City of Paterson, New Jersey, as may be required for the project and as may arise during the review and/or processing of the application, during the course of the public hearing(s), and/or at the request of the Board.

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**