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CITY OF PATERSON

PLANNING BOARD

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AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, NOVEMBER 10, 2025
TIME: 6:30P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2025-052 - 6:30P.M.**
Baraca Homes, LLC
779-785 Main Street
Block# 5701 Lot(s)# 16 & 16.01

The applicant proposes to remove all existing structures on the site and construct a new five-story multi-family residential building on lots 16 & 16.01. The first floor proposes parking for one hundred twenty-one (121) vehicles, including three (3) compact spaces, five (5) accessible spaces, and thirty-two (32) parking spaces in a tandem arrangement. Additional first floor features include four (4) stairwells, two (2) lobbies, a mail room, four (4) elevators, a refuse/recycling room, an automatic parking barrier gate and access panel, and a bike rack. The second through fifth floors each propose four (4) one-bedroom units and nineteen (19) two-bedroom units per floor, for a total of ninety-two (92) units. The second floor also proposes a 682-square-foot gym, while the third through fifth floors each propose a 682- square-foot Community room. The roof plan proposes 4,092 square feet of mechanical space and 19,561 square feet of roof top open space/amenity area. The parcel has a total lot area of 50,984 square feet and is located within the Mixed-Use Hospital (MU-H) Zone of the Area#11 Neighborhood Redevelopment Plan. Variances are requested for the following: maximum impervious coverage, as 70 percent is permitted and 90.94 percent is existing; parking location, as the required parking must be within the building area, and the proposed parking is located outside the building area; parking setback, as a minimum of three (3) feet is required and zero (0) feet is proposed; width of the curb cut, as a maximum of twelve (12) feet is permitted and twenty-four (24) feet is proposed, and arrangement of the parking spaces, as thirty-two (32) spaces are proposed in tandem.

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