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AGENDA SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, NOVEMBER 24, 2025
TIME: 6:30P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2025-007 - 6:30P.M.**
28 Ryle Ave., LLC
28-42 Ryle Avenue & 21-29 Geering Lane
Block# 801 Lot(s)# 14 & 15

The combined vacant parcels have area of 68,107 square feet. The properties are located on the southwest corner of Ryle Avenue and Geering Lane. The applicant proposes to subdivide the parcel into two lots; proposed lot 14.01 is to contain 46,300 square feet and proposed lot 15.01 is to contain 21,807 square feet. On proposed lot 15.01, the applicant proposes to construct a fifty-two (52) unit residential building of five stories, known as the 'A' Building. The first level proposes thirty-one (31) interior parking spaces, two staircases, an elevator, a package room, a sprinkler room, a refuse/recycle room and a lobby. Additionally, five (5) exterior parking spaces are proposed. The proposed second through fifth floors indicate thirteen (13) total units per floor consisting of one studio unit, nine (9) one-bedroom units and three 2-bedroom units, an elevator lobby and a refuse/recyclable room. The proposed rooftop terrace indicates an elevator, two stairways, mechanical equipment and 4,450 square feet of outdoor terrace area. On proposed lot 14.01, the applicant proposes to construct a ninety-two (92) unit residential building of five stories, known as the 'B' Building. The first level proposes sixty (60) interior parking spaces, two staircases, two elevators, an amenity room, a refuse/recycle room, and a lobby. Additionally, thirty-five (35) exterior parking spaces are proposed. The proposed second through fifth floors indicate twenty-three (23) total units per floor consisting of one studio unit, fifteen (15) one-bedroom units and seven 2-bedroom units, an amenity room and a trash room. The proposed rooftop terrace indicates two elevators, two stairways, mechanical equipment and 7,328 square feet of outdoor terrace area. Access is provided from the site onto Geering Lane. Proposed lot 15.01 requests variances for one-side yard, as a minimum of 3 feet is required and zero feet is proposed; both lots require variances for parking/paving zero feet from property lines; proposed lot 15.01 requests a parking variance as one parking space is required for each dwelling unit; and with the EV reduction, forty-six (46) parking spaces are required and thirty-six (36) parking spaces are proposed; an open space variance is requested for both lots, as a total of 31,800 square feet of open space is required and 11,778 square feet is proposed. This proposal is located within the National Park Gateway District of the First Ward Redevelopment Plan.

Requires Subdivision Approval, 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