



CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345

Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Solmaz Farzboud, PP, AICP
Principal Planner

Mayra Torres-Arenas
Board Secretary

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COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA REGULAR MEETING OF THE PLANNING BOARD THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, DECEMBER 3, 2025
TIME: 6:30 P.M.
LOCATION: COUNCIL CHAMBERS, 3RD 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 (fifty (50) feet required and 33.34 feet proposed), front yard setback, (twenty (20) feet required and four (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 (fourteen (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, CARRIED FROM SEPTEMBER 17, 2025

2. Project ID# A2024-069
Eltahan Properties, LLC
134-152 East Railway Avenue
Block# 7216, Lot(s)# 1 & 2
Norfolk Southern Railway Company
Madison Avenue to Thomas Street; Block# 7308, Lot# 1

The applicant is the owner of 134-152 East Railway Avenue; Block 7216, Lot 2, a lot that contains 4,537 square feet with a macadam parking lot and a one-story masonry diner. The applicant proposes to obtain property owned by Norfolk Southern Railway Company, known as Block 7308, Lot 1, a lot that contains 5,227 square feet, by minor subdivision. Two areas located between Block 7216, Lot 2 and Block 7308, Lot 1 are indicated to be "area of questionable title".

The applicant proposes to consolidate Block 7216, Lot 2 and Block 7308, Lot 1 into one lot containing 12,851 square feet if the area in questionable title can be resolved. This area is located within the I-2 Heavy Industrial District and is located at the southeast corner of Gould Avenue and East Railway Avenue. No construction on either lot is proposed with this application.

Requires Minor Subdivision (Lot Merger & Consolidation) and Approval Bulk Variances
- FIRST APPEARANCE

3. Discussion on the Ordinance Resolution# 25:295

Title: RESOLUTION DIRECTING REFERRAL TO THE PLANNING BOARD, WITH REGARD TO A PROPOSED ORDINACE ADDRESSING POTENTIAL THREE-FAMILY STUCTURES IN THE FIRST, FOURTH, AND FIFTH WARD REDEVELOPMENT ZONES.

4. Adoption of Resolutions:

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