



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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Shahin Khalique

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

DATE: WEDNESDAY, DECEMBER 17, 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# A2025-034**
Dany and David Nijm
14-16 Dover Street
Block# 6403, Lot# 16

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 16.01 is to contain an existing two-and-a-half-story, three-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 16.02 is to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-3 High-Medium Residential District. Proposed lot 16.01 request variances for minimum lot area (4,950 square feet required and 2,500 square feet proposed), lot width (fifty (50) feet required and twenty-five (25) feet proposed), front yard setback (twenty (20) feet required and zero feet existing), one side yard setback (four (4) feet required and 0.71 feet existing on the northern side yard), both side yard setbacks (fourteen (14) feet required and 2.43 feet proposed), and parking (six (6) spaces required and zero spaces proposed). Proposed lot 16.02 request variances for minimum lot area (5,000 square feet required and 2,500 square feet proposed), lot width (fifty (50) feet required and twenty-five (25) feet proposed), front yard setback (twenty (20) feet required and 14.94 feet proposed), one side yard setback (four (4) feet required and 3.08 feet proposed), both side yard setbacks (fourteen (14) feet required and 6.16 feet proposed), maximum building coverage (forty (40) percent permitted and forty-eight (48) percent proposed), and parking (four (4) spaces required and two (2) spaces proposed inside the garage in tandem).

Requires Minor Subdivision Approval and Bulk Variances

- FIRST APPEARANCE

2. **Project ID# A2024-057**
Ali Abdus
469-471 McBride Avenue
Block# 5011, Lot# 3

On a vacant 5,055 square foot lot, the applicant proposes to construct a three-story, four-unit residential building, consisting of parking and storage units on the first floor, two (2) three-bedroom units on the second floor and two (2) one-bedroom units on the third floor. Variances are requested for both side-yard setbacks, as a minimum of ten (10) feet on each side is required and four (4) feet on

one side and 3.75 feet on the either side is proposed and a two-and-a-half story building is permitted and a three-story building is proposed. No commercial use is proposed. Residential units are on the upper floors, which are permitted. This proposal is located within the B-1Neighborhood Business District and is located on the southern side of McBride Avenue, between Danforth Avenue to the east and Glover Avenue to the west.

Requires Site Plan Approval and Bulk Variances

- FIRST APPEARANCE

3. 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