



## CITY OF PATERSON PLANNING BOARD

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### COMMISSIONERS

Janice Northrop, Chairperson  
Fannia Santana, Vice Chairperson  
Kobir Ahmed  
Mark Fischer  
Badrul Hasan  
Imran Hussain  
Crystal Kline

### ALTERNATES

Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

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

DATE: WEDNESDAY, JANUARY 7, 2026  
TIME: 6:30 P.M.  
LOCATION: COUNCIL CHAMBERS, 3<sup>RD</sup> 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, CARRIED FROM DECEMBER 17, 2025**

2. **Project ID# A2023-004**  
**13-15 Robert Street LLC**  
**13-15 Robert Street**  
**Block# 6710, Lot# 14 & 15**

The applicant proposes a merger of the lots and a re-subdivision of the total combined lot area of 5,000 square feet into two lots. Proposed lot 15.01 is to contain an existing two-story, two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 14.01 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 15.01 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), one side yard setback (four (4) feet required and 0.06 feet existing on the western side yard), both side yard setbacks (fourteen (14) feet required and 2.34 feet proposed), maximum building coverage (forty (40) percent permitted and 59.8 percent proposed), and parking (three (3) spaces required and zero spaces proposed). Proposed lot 14.01 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), one side yard setback (four (4) feet required and three (3) feet proposed), both side yard setbacks (14 feet required and 6 feet proposed), maximum building coverage (forty (40) percent permitted and 49.6 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**

**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, 4<sup>TH</sup> 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](mailto:MTORRES@PATERSONNJ.GOV).

**JANICE NORTHROP, CHAIRWOMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**