



CITY OF PATERSON

PLANNING BOARD

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AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, JANUARY 12, 2026
TIME: 6:30P.M. & 7:00P.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.**
Calvary Paterson Development Corporation
574-578 East 19th Street
Block# 3401 Lot(s)# 10

The applicant proposes to construct a new four-story residential building for a total of twenty-five (25) residential units. The first floor proposes an open parking garage for a total of twenty-six (26) parking spaces, a lobby, an elevator, a refuse and recycling room, an electrical room, a sprinkler room, and two staircases. The second floor proposes a 140-square foot laundry room, a trash and recycle chute and eight (8) residential units including two (2) one-bedroom units, four (4) two-bedroom units and two (2) three-bedroom units. The third floor proposes a 140- square foot laundry room, a 670-square foot tenants' amenity room, a trash and recycle chute and nine (9) residential units including three (3) one-bedroom units, four (4) two-bedroom units and two (2) three-bedroom units. The fourth floor proposes a trash and recycle chute and eight (8) residential units including six (6) two-bedroom units and two (2) three-bedroom units. The subject property has a total area of 11,557 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: minimum front yard setback, as three (3) feet is required and 0.58 feet is proposed from East 19th Street and 0.83 feet is proposed from East 18th Street; side yard setback, as five (5) feet is required and three (3) feet is proposed for the southern side yard; number of the stories, as 3.5 stories are permitted and four (4) stories are proposed; maximum building coverage, as sixty (60) percent is permitted and 85.4 percent is proposed; maximum impervious coverage, as eighty (80) percent is permitted and 89.2 percent is proposed; open space and amenity room, as 3,750 square feet is required and 670 square feet is proposed; parking, as thirty-eight (38) spaces are required, four (4) electric vehicle spaces are credited toward reducing the requirement to thirty-four (34) spaces and twenty-six (26) spaces are proposed, leaving a variance request of eight (8) parking spaces; width of the curb cut, as a maximum of twelve (12) feet is permitted and twenty-four (24) feet is proposed on both East 18th Street and East 19th Street, and height of the fence, as a maximum of four (4) feet is permitted within the front yard setback and six (6) feet is proposed in both front yard setbacks.

Requires Site Plan Approval and Bulk Variances

-FIRST APPEARANCE

- 2. Project ID# A2024-038** - **7:00P.M.**
Skyline Equity, LLC
14-18 Hemlock Street
Block# 5702 Lot(s)# 24

The applicant proposes a minor subdivision of lot twenty-four (24) that has area of 7,500 square feet and subdivide same into three (3) lots. The proposed three (3) lots, described as proposed Lots 24.01, 24.02 and 24.03 on the Minor Subdivision plan dated March 21, 2024 and prepared by Scott Den Bleyker, P.L.S. are each to have lot areas of 2,500 square feet. Each lot is to have a two-unit, three

and a half story dwelling constructed on each lot. All lots are to have frontage on Hemlock Street. All existing structures on the lot are to be removed. Variances are requested on proposed lots 24.01, 24.02 and 24.03 for lot area, as a minimum of 5,000 square feet is required and 2,500 square feet is proposed. All three proposed lots require variances for lot width, as fifty (50) feet is required and twenty-five (25) feet is proposed; one side-yard setback, as a minimum of four (4) feet is required on one side and three (3) feet is proposed for all lots; both side yard setbacks, as fourteen (14) feet is required and six (6) feet is proposed for all lots, rear-yard setback, as a minimum of twenty (20) feet is required and ten (10) feet is proposed; maximum building height, as a two and a half story dwelling is permitted and a three and a half story dwelling is to be constructed on each lot; maximum lot building coverage, as a maximum coverage of forty (40) percent is permitted and a lot coverage of 49.4 percent is proposed for each lot. This proposal is located within the 'R' Residential District of the Area 11 Neighborhood Redevelopment Plan.

Requires Minor 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