



## **CITY OF PATERSON** **PLANNING BOARD**

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Board Secretary

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Fannia Santana, Vice Chairperson  
Kobir Ahmed  
Mark Fischer  
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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 21, 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# A2024-096**  
**St. Josephs Catholic Church**  
**10-14 Olive Street & 279-281 Carroll Street**  
**Block# 4101, Lot# 31 & 32**

The applicant is the owner of both 279-281 Carroll Street; Block 4101, Lot 31, a lot that contains 11,000 square feet with a multi-story Church upon it and 10-14 Olive Street; Block 4101, Lot 32, a lot that contains 8,250 square feet with a three-story school building upon it. The applicant is the owner of both properties and proposes to merge both Lot 31 and Lot 32 by removing a common lot line and create one continuous lot by way of minor subdivision consolidation to create one continuous lot of 19,250 square feet. This area is within the RA-2 Residential District of the Fifth Ward Redevelopment Plan and is located on the eastern side of Carroll Street and the southern side of Olive Street. No construction on either lot is proposed with this application.

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

- 2. Project ID# A2025-037**  
**Radhames Mercado**  
**619-621 East 22nd Street**  
**Block# 3418, Lot# 1**

The applicant proposes to remove all existing structures and construct a two-story residential building for five (5) residential units. The first floor proposes a one-bedroom unit, a 730 square-foot patio, a refuse/recycling room, a lobby, a mail and package area and a staircase. The second floor proposes a lounge area, one studio unit, two one-bedroom units, and one two-bedroom unit. The parcel has a lot area of 3,269 square feet and is located in the R-3 High-Medium Density Residential District. Variances are requested for lot area, as 5,000 square feet is required and 3,269 square feet is existing; lot width, as 80 feet is required and 41.67 feet is existing; front yard setback, as an average of 10 feet is required and 0 feet is proposed from William Street, Hamilton Street and East 22<sup>nd</sup> Street; side yard setback, as 4 feet is required and 3.1 feet is proposed; maximum lot coverage, as 40 percent is permitted and 90 percent is proposed, open space and amenity area, as 1,000 square feet is required and 730 square feet is proposed, and parking, as nine (9) parking spaces are required, one electric

vehicle space is credited toward reducing the requirement to eight (8) spaces and seven (7) spaces are proposed, leaving a variance request of one (1) parking space.

**Requires Site Plan Approval and Bulk Variances**

**- FIRST APPEARANCE**

**3. Project ID# A2025-074**

**115 Hamilton Project, LLC  
113-117 Hamilton Avenue  
Block# 3616, Lot# 9 & 10**

On a 5,500 square foot lot, the applicant proposes to construct a new three-story residential building with eighteen (18) units. The first floor proposes a lobby, two staircases, a refuse room, mechanical rooms, an ADA compliant one-bedroom unit and six (6) parking spaces. The second floor proposes a tenant amenity room, two staircases, seven (7) studio units and a one (1)-bedroom unit. The third floor proposes two staircases, eight (8) studio units and a one (1)-bedroom unit. The roof plan proposes two staircases and 2,892 square feet of amenity space. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: maximum building coverage, as sixty (60) percent building coverage is permitted and 80.84 percent building coverage is proposed; maximum impervious coverage, as eighty (80) percent maximum building coverage is permitted and 97.35 percent building coverage is proposed; one side-yard setback as a minimum side-yard setback of five feet is required and six inches is proposed and parking, as 18 parking spaces are required and after the electric vehicle reduction of two (2) parking spaces, ten (10) parking spaces are required.

**Requires Site Plan Approval and Bulk Variances**

**- FIRST APPEARANCE**

**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, 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**