



CITY OF PATERSON PLANNING BOARD

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AGENDA SPECIAL MEETING OF THE PLANNING BOARD

DATE: **MONDAY, JANUARY 26, 2026**
TIME: **6:30P.M.**
PLACE: **COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET**

CANCELED

THIS AGENDA ITEM WILL BE CARRIED OVER TO
MONDAY, FEBRUARY 9, 2026

THE FOLLOWING MATTER WILL BE HEARD:

1. Project ID# A2025-078
217 Spring Holdings, LLC
217 Spring Street
Block# 5807, Lot(s)# 20

On a vacant 2,500 square foot lot, the applicant proposes to construct a three-story residential building of eight (8) units, including two handicap accessible studio units on the first floor, two studio units and one (1) one-bedroom unit on the second floor and two studio units and one (1) one-bedroom unit on the third floor. The roof plan proposes 855 square feet of amenity area. Variances are requested for lot area as a minimum lot size of 22,000 sq. ft. is required and 2,500 square feet of building lot is proposed, rear-yard setback as fifteen (15) feet of setback is required and ten (10) feet is proposed and parking, as nine (9) parking spaces are required and zero parking spaces are proposed. The parcel is located in the Multi-Family Residential District of the Area 11 Redevelopment Plan.

Requires 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 EXT. 2349 OR EMAIL mtorres@patersonnj.gov.

JANICE NORTHROP, CHAIRWOMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY