



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

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, FEBRUARY 4, 2026
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# A2024-058**
KTR General, LLC
34 Plum Street
Block# 5811, Lot# 2

The applicant proposes to construct a three-story residential building containing six (6) apartment units on a vacant lot. The first floor proposes two (2) one-bedroom units, a sprinkler room, a utility room, and an internal staircase. The second and third floors have identical layouts, with each floor proposing two (2) one-bedroom units, each inclusive of a balcony. The attic level is proposed to accommodate mechanical equipment as well as storage for the owner's maintenance supplies, tools and equipment. The parcel has a lot area of 2,500 square feet and is located within the Multi-Family Residential (MF) Zone of the Area 11 Redevelopment Plan. Variances are requested for lot area, as 22,000 square feet is required and 2,500 square feet is existing; rear yard setback, as fifteen (15) feet is required and 12.33 feet is proposed, and parking, as seven (7) parking spaces are required, and zero spaces are proposed. In addition, variances are requested for not providing a tenants' storage room, an indoor bike storage room, and an on-site workout facility, as required by the Area 11 Redevelopment Plan.

Requires Site Plan Approval and Bulk Variances

- FIRST APPEARANCE

2. **Project ID# A2025-080**
68 Plum Holdings, LLC
68 Plum Street
Block# 5807, Lot# 5

On a vacant lot, the applicant proposes to construct a three-story residential building of eight (8) residential units, consisting of two (2) ADA Studio units on the first floor, two (2) studio units and one (1) one-bedroom unit on the second floor and two (2) studio units and one (1) one-bedroom unit on the third floor. 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, a minimum rear-yard setback of fifteen (15) feet is required and ten (10) feet is proposed and parking, as eight (8) parking spaces are

required and zero parking spaces are provided on site. 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

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