



## CITY OF PATERSON PLANNING BOARD

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Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA SPECIAL MEETING OF THE PLANNING BOARD

**DATE:** **MONDAY, FEBRUARY 9, 2026**  
**TIME:** **6:30P.M. & 7:00P.M.**  
**PLACE:** **COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR**  
**PATERSON CITY HALL**  
**155 MARKET STREET**

### THE FOLLOWING MATTER WILL BE HEARD:

**1. Project ID# A2025-078** - **6:30P.M.**  
**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, CARRIED FROM JANUARY 26, 2026**

**2. Project ID# A2026-063** - **7:00P.M.**  
**54 Church Street, LLC**  
**52-54 Church Street**  
**Block# 4406 Lot(s)# 5**

The applicant proposes to construct two additional stories above the existing four-story commercial building and convert the resulting six-story structure into a multi-family residential building containing a total of thirty-seven (37) dwelling units. The basement level proposes a two-bedroom unit, an 837-square-foot fitness room, a mechanical room, a refuse/recycling room, an elevator, a utility room and a staircase. The first floor proposes five (5) one-bedroom units and one (1) two-bedroom unit, along with a tenant storage room, a package room, and a janitor's closet. The existing second through fourth floors each propose two (2) one-bedroom units and four (4) two-bedroom units as well as two tenants' storage rooms. The proposed fifth through sixth floors each include two (2) one-bedroom units and four (4) two-bedroom units as well as two tenants' storage

rooms. The proposed roof plan includes an area for the mechanical units. The subject property has a total area of 8,094 square feet and is located within the B-4 Central Business District. A variance is requested for parking, as thirty-seven (37) parking spaces are required and zero spaces are provided.

**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, 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 NORTHRUP, CHAIRWOMAN  
MAYRA TORRES-ARENAS, BOARD SECRETARY**