



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

CITY OF PATERSON

PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345

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

SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, FEBRUARY 9, 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# A2025-078** - **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, 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