

**City of Paterson  
Zoning Board of  
Adjustment**

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Mayor**

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Vivian Gaines

Akkas Ali



**AGENDA  
SPECIAL MEETING  
ZONING BOARD OF ADJUSTMENT**

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

**DATE: THURSDAY, FEBRUARY 12, 2026  
TIME: 7:30 P.M.  
PLACE: COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR  
PATERSON CITY HALL  
155 MARKET STREET**

**THE FOLLOWING MATTER WILL BE HEARD:**

**1. Project ID# A2025-077 - 7:30 P.M.**

**PB Property Holding, LLC**

**156 Belmont Avenue, B# 420, L(S) # 9**

**Zone - B-1 Zone (Neighborhood Business District) (2-Family homes permitted)**

The applicant proposes to build a Two-Family Home on a lot with an old foundation in place. The lot is 2,370 SF. The B-1 Zone allows the proposal, so a Use variance is not required. The variances if approved are as follows: 1. Parking requirement 4 spaces -0 spaces proposed. 2. Minimum Front Setback 20' feet required - 1 0' feet proposed. 3. Minimum Side Setback (both) 11' feet required-6.2' feet proposed. 4. Minimum Rear Setback 20' feet required- 19.75' feet proposed. 5. Maximum Lot Coverage allowed 40% - 51.7% proposed.

**Requires Site Plan Approval, Bulk Variance.**

**-FIRST APPEARANCE**

Maps and documents in support of the above applications are available for public inspection by appointment only 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 2:00 p.m., Monday and Wednesday. Please contact Bianca DeCando, Board Secretary, at 973-321-1343 ext. 2346 or via e-mail at [bdecando@patersonnj.gov](mailto:bdecando@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN  
BIANCA DECANDO, BOARD SECRETARY**