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Adjustment

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Board Secretary

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, 3RD 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 - 10' 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, 4th 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 for an appointment.

JOYED ROHIM, CHAIRMAN
BIANCA DECANDO, BOARD SECRETARY