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AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

DATE: WEDNESDAY, FEBRUARY 18, 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# A2024-091** - **6:30P.M.**
55 E 40th Street, LLC
749-755 11th Avenue & 55-57 East 40th Street
Block# 8206, Lot(s)# 4 & 5

The combined lots have area of 15,000 square feet. The existing structures on the parcel are to be removed. The applicant proposes to construct a six (6) story, thirty-four (34) unit residential building, consisting of eight (8) one-bedroom units, twenty-two (22) two-bedroom units and four (4) three-bedroom units. One floor of underground parking and first floor parking is proposed. The site is located within the R-4 High Density Residential District. Variances are requested for lot area, as a minimum lot area of 20,000 square feet is required and 15,000 square feet is proposed. Lot width, as 200 feet is required and 150 feet is proposed. Front-yard setback as 25 feet is required and five feet is provided from both the Eleventh Avenue and East 40th Street property lines. Side-yard setback, a minimum of 4 feet is required and 0 feet is proposed. Rear-yard setback, as 20 feet is required and zero feet is proposed. Lot building coverage as 40 percent is permitted and 92 percent is proposed. Amenity space, as 8,300 square feet is required and 7,170 square feet is proposed. Sixty (60) parking spaces are required and sixty-four (64) parking spaces are provided. As thirty-two (32) of the parking spaces are in a tandem arrangement, a variance is requested.

Requires Site Plan Approval and Bulk Variances

-FIRST APPEARANCE

2. **Project ID# A2025-081** - **7:00P.M.**
Ibraheem Yanes
496-500 Getty Avenue
Block# 7009 Lot(s)# 3

The applicant proposes to subdivide the existing 5,620 square foot parcel into two lots and construct two (2) three-story, two-unit dwellings on proposed lots 3.01 and 3.02. Proposed lot 3.01 is to contain a 2,827.4 square foot lot and proposed lot 3.02 is to contain a 2,792.9 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 3.01 request variances for minimum lot area (5,000 square feet required and 2,827.4 square feet proposed), lot width (fifty (50) feet required and twenty-five (25) feet proposed), one side yard setback (four (4) feet required and three (3) feet proposed), both side yard setbacks (fourteen (14)

feet required and six (6) feet proposed), rear yard setback (twenty (20) feet required and eighteen (18) feet proposed), maximum lot coverage (forty (40) percent permitted and 44.8 percent proposed), parking (four (4) space required and three (3) spaces proposed in tandem, and one space is located within the front yard setback), and width of the curb cut (minimum twelve (12) feet required and ten (10) feet proposed). Proposed lot 3.02 request variances for minimum lot area (5,000 square feet required and 2,792.9 square feet proposed), lot width (fifty (50) feet required and thirty-seven (37) feet proposed), both side yard setbacks (fourteen (14) feet required and eight (8) feet proposed), rear yard setback (twenty (20) feet required and ten (10) feet proposed), maximum lot coverage (forty (40) percent permitted and 43.1 percent proposed), parking as four required spaces are in tandem arrangement, and width of the curb cut (minimum twelve (12) feet required and ten (10) feet proposed).

Requires Minor Subdivision Approval, 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