



CITY OF PATERSON PLANNING BOARD

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AGENDA

REGULAR MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, FEBRUARY 25, 2026
TIME: 6:30 P.M.
LOCATION: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2023-004
13-15 Robert Street LLC
13-15 Robert Street
Block# 6710, Lot# 14 & 15**

The applicant proposes a merger of the lots and a re-subdivision of the total combined lot area of 5,000 square feet into two lots. Proposed lot 15.01 is to contain an existing two-story, two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 14.01 is to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-3 High-Medium Residential District. Proposed lot 15.01 request variances for minimum lot area (5,000 square feet required and 2,500 square feet proposed), lot width (fifty (50) feet required and twenty-five (25) feet proposed), one side yard setback (four (4) feet required and 0.06 feet existing on the western side yard), both side yard setbacks (fourteen (14) feet required and 2.34 feet proposed), maximum building coverage (forty (40) percent permitted and 59.8 percent proposed), and parking (three (3) spaces required and zero spaces proposed). Proposed lot 14.01 request variances for minimum lot area (5,000 square feet required and 2,500 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), maximum building coverage (forty (40) percent permitted and 49.6 percent proposed), and parking (four (4) spaces required and two (2) spaces proposed inside the garage in tandem).

Requires Minor Subdivision Approval and Bulk Variances

- FIRST APPEARANCE, CARRIED FROM JANUARY 7, 2026

- 2. Project ID# A2025-088
181-183 Jasper Street, LLC
181-183 Jasper Street
Block# 1009, Lot# 12**

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 12.01 is to contain a proposed three-unit dwelling on a proposed 2,500 square foot lot. Variances are requested for minimum lot area, as 4,950 square feet is required and 2,500 square feet is proposed; lot width, as fifty (50) feet is required and twenty-five (25) feet is proposed; side-yard

setback, as four (4) feet is required and three (3) feet one (1) inch is proposed on one side; combined side-yard setback, as fourteen (14) feet is required and six (6) feet two (2) inches is proposed; minimum rear-yard setback, as a minimum of twenty-five (25) feet is required and twenty-one (21) feet and two (2) inches is proposed; maximum lot building coverage as forty (40) percent is permitted and 43.9 percent is proposed; on-site parking, as six (6) parking spaces are required and four (4) on-site parking spaces are proposed. Proposed lot 12.02 is to contain a proposed three-unit dwelling on a proposed 2,500 square foot lot. Variances are requested for minimum lot area, as 4,950 square feet is required and 2,500 square feet is proposed; lot width, as fifty (50) feet is required and twenty-five (25) feet is proposed; side-yard setback, as four (4) feet is required and three (3) feet one (1) inch is proposed on one side; combined side-yard setback, as fourteen (14) feet is required and six (6) feet two (2) inches is proposed; minimum rear-yard setback, as a minimum of twenty-five (25) feet is required and twenty-one (21) feet and two (2) inches is proposed; maximum lot building coverage as forty (40) percent is permitted and 43.9 percent is proposed; on-site parking, as six (6) parking spaces are required and four (4) on-site parking spaces are proposed. This proposal is located within the R-3 High-Medium Density Residential District.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

- FIRST APPEARANCE

3. Adoption of Resolutions: NO RESOLUTIONS FOR ADOPTION

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**