



CITY OF PATERSON PLANNING BOARD

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COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA

REGULAR MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MARCH 4, 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# A2023-106
AR Rahman Real Estate
15-17 Quinn Street
Block(s)# 4805, Lot(s)# 29 & 30**

The applicant proposes to re-subdivide the total combined lot area of 5,000 square feet into two lots. Proposed lot twenty-nine (29) is to contain an existing two-and-a-half-story, two-unit dwelling on a proposed 3,200 square foot lot. Proposed lot thirty (30) 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-2 Low-Medium Residential District. Proposed lot twenty-nine (29) requests variances for minimum lot area (5,000 square feet required and 3,200 square feet proposed), lot width (fifty (50) feet required and thirty-three (33) feet proposed), front yard setback (twenty (20) feet required and nine (9) feet existing), one side yard setback (four (4) feet required and two point eight (2.8) feet proposed), both side yard setbacks (fourteen (14) feet required and ten point seven (10.7) feet proposed), parking (five (5) spaces required and two (2) spaces proposed on the driveway in tandem), minimum width of the driveway (twelve (12) feet required and seven point nine (7.9) feet existing), and parking setback (three (3) feet required and zero (0) feet existing). Proposed lot thirty (30) requests 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), front yard setback (twenty (20) feet required and thirteen (13) feet proposed), one side yard setback (four (4) feet required and three point eight (3.08) feet proposed), both side yard setbacks (fourteen (14) feet required and six point sixteen (6.16) feet proposed), maximum building coverage (forty (40) percent permitted and forty-nine (49) percent proposed), and parking (four (4) spaces required and two (2) spaces proposed inside the garage in tandem).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

- FIRST APPEARANCE

**2. Project ID# A2022-051
152-156 Putnam Street, LLC
82 Mill Street
Block(s)# 4702, Lot(s)# 6**

On a 2,500 square foot lot, the applicant proposes to construct a two-story commercial building containing 1,250 square feet. The first floor of the building is to be used for auto sales and the second floor is to be used for office and storage. Six off-street parking spaces are proposed; three spaces are to be used for vehicle display and three parking spaces are to be used for customer and employee parking. A Certificate of Continued Occupancy dated January 30, 2023 for pre-owned vehicle sales on the parcel exists. This proposal is within the Great Falls Historic District. Variances are requested for lot area, as a minimum of 10,000 square feet is required and 2,500 square feet exists; minimum lot width, as one hundred (100) feet is required and twenty-five (25) feet exists; minimum rear-yard setback, as twenty (20) feet is required and zero feet is proposed; parking, as one parking space for each three hundred (300) square feet of showroom/sales area is required for a total of 1,111 square feet (486 sq. ft. exterior and 625 sq. ft. interior) requiring three point seven (3.7) parking spaces and three (3) parking spaces are proposed for sales.

Requires Site Plan Approval and Bulk Variances

- FIRST APPEARANCE

**3. Project ID# A2025-064
Bruno Investments, LLC
127-131 North Fifth Street
Block(s)# 503, Lot(s)# 25**

The applicant proposes to subdivide the existing 7,500 square foot parcel into three lots. The existing dwelling is to be demolished. Proposed lot twenty-five point zero one (25.01) is to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot twenty-five point zero two (25.02) is to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot twenty-five point zero three (25.03) is to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. The proposal is located within the RA-1 Zone of the First Ward Redevelopment Plan. Proposed lot twenty-five point zero one (25.01) requests variances for front-yard setback (maximum seven (7) feet permitted and fifteen (15) feet proposed), number of building stories (two-and-a-half-stories permitted and three-stories proposed) and parking, four (4) off-street parking spaces required, three (3) off-street parking spaces proposed, one of which is in the front-yard setback, which requires a variance. Proposed lot twenty-five point zero two (25.02) requests variances for front-yard setback (maximum seven (7) feet permitted and fifteen (15) feet proposed), number of building stories (two-and-a-half-stories permitted and three-stories proposed) and parking, four (4) off-street parking spaces required, three (3) off-street parking spaces proposed, one of which is in the front-yard setback, which requires a variance. Proposed lot twenty-five point zero three (25.03) requests variances for front-yard setback (maximum seven (7) feet permitted and fifteen (15) feet proposed), number of building stories (two-and-a-half-stories permitted and three-stories proposed) and parking, four (4) off-street parking spaces required, three (3) off-street parking spaces proposed, one of which is in the front-yard setback, which requires a variance.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

- FIRST APPEARANCE

4. Adoption of Resolutions:

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**