



CITY OF PATERSON

PLANNING BOARD

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AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, MARCH 24, 2025
TIME: 6:30 P.M. & 7P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2024-074 - 6:30P.M.**
138-140 17th Avenue, LLC
215-217 Broadway
Block# 3613, Lot(s)# 16 & 17

The applicant proposes to subdivide the existing 6,500 square foot parcel into two lots. Proposed lot 16.01 is to contain the existing three-family dwelling on a proposed 3,500 square foot lot. Proposed lot 17.01 is to contain a proposed three-story seven-unit dwelling on a proposed 3,000 square foot lot. This proposal is located within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Proposed lot 16.01 requests variances for lot area (5,000 square feet required and 3,500 square feet proposed), lot width, (fifty (50) feet required and thirty-five (35) feet proposed), front yard setback (maximum ten (10) feet permitted and 15.89 feet existing), side yard setback (five (5) feet required and 1.14 feet existing on the eastern side yard and 4.46 feet proposed on the western side yard as a result of subdivision), rear yard setback (twenty (20) feet required and 18.24 feet existing), and parking (five (5) parking spaces required and zero spaces proposed). Proposed lot 17.01 requests variances for lot area (5,000 square feet required and 3,000 square feet proposed), lot width (fifty (50) feet required thirty (30) feet proposed), front yard setback (minimum three (3) feet required and zero (0) feet proposed), side-yard setback (five (5) feet required and zero feet proposed on the eastern side yard), rear yard setback (twenty (20) feet required and six-teen (16) feet proposed), maximum lot coverage (sixty (60) percent permitted and 69.8 percent proposed), maximum lot impervious coverage (eighty (80) percent permitted and 84.07 percent proposed), open space and amenity area (1,050 square feet required and 726 square feet proposed), and parking (seven (7) parking spaces required and zero spaces proposed).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.

-FIRST APPEARANCE

- 2. Project ID# A2024-079 - 7:00P.M.**
191-197 Broadway LLC
191-197 Broadway & 162-168 Straight Street
Block# 3614, Lot(s)# 6 & 7

On the vacant lots, the applicant proposes to construct a five-story mixed use building; with one 1,200 square foot commercial space and sixty-four (64) residential units. The units consist of twelve (12) studio units, forty (40) one-bedroom units and twelve (12) two-bedroom units. Combined lots six (6) & seven (7) has area of 16,000 square feet. Lot six (6) is located within the General Commercial Zone and Lot seven (7) is located within the RA-2 District, and both lots are

within the Fourth Ward Redevelopment Plan. Each of the four upper floors is to contain three (3) Studio Units, ten (10) one-bedroom units and three (3) two-bedroom units. Fifty-eight (58) off-street parking spaces are proposed on two lower levels. Variances are requested for front, side-yard and rear-yard setbacks, maximum building height, maximum building coverage and parking. **Requires 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 MPEREZ@PATERSONNJ.GOV.

JANICE NORTHROP, CHAIRWOMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY