



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, APRIL 15, 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# A2022-061**
Mohammed Ahmed
549-555 West Broadway & 557-561 West Broadway
Block# 1103, Lot# 3 & 4

The above-referenced applicant hereby formally requests a one (1) year extension of the approval granted for the project on August 23, 2023, as memorialized in the Resolution of Approval dated October 4, 2023. No modifications to the approved Site Plan are proposed or requested.

- ACTION REQUESTED: Approval of a one (1) year extension of the project originally approved on August 23, 2023.

2. **Public Hearing – Study Area**
Redevelopment Investigation Report
32-36 Martin Street, Block# 6307, Lot 40
129-149 Cedar Street, Block# 6307, Lot 43

The Planning Board will investigate and consider whether the properties identified above and below the “Study Area”) meet the criteria for an area in need of redevelopment and should be designated as a Non-Condensation Area in Need of Redevelopment, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”) which authorizes municipal governing bodies to designate certain areas of the municipality as being in need of redevelopment. The Study Area consists of the property identified on the City’s tax maps and records as: 32-36 Martin Street (Block 6307, Lots 40) and 129-149 Cedar Street (Block 6307, Lot 43).

Once the Planning Board has made its recommendation, the City Council will consider whether to designate the Study Area as a non-condemnation area in need of redevelopment by resolution pursuant to the Redevelopment Law.

3. **Project ID# A2025-066**
Yordani Nacasio
5-7 Inglis Place
Block(s)# 107, Lot(s)# 5

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 5.01 is to contain the existing two-family dwelling on a proposed 2,600 square foot lot. Proposed lot 5.02 is to contain a proposed three-story two-unit dwelling on a proposed 2,400 square foot lot. This proposal is

located within the RA-1 Zone of the First Ward Redevelopment Plan. Proposed lot 5.01 requests variances for front yard setback (maximum 7 feet permitted and 7.1 feet existing), side yard setback (3 feet required and 0.2 feet proposed on the southern side yard as a result of subdivision), and parking (4 parking spaces required and zero spaces proposed). Proposed lot 5.02 requests variances for lot width (25 feet required 24 feet proposed), side-yard setback (3 feet required and 1.9 feet proposed), number of the stories (2.5 stories permitted and 3 stories proposed), and parking (4 parking spaces required and two spaces proposed in tandem).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

- FIRST APPEARANCE

- 4. **Project ID# A2025-003**
710-712 Madison Avenue Corp. T/A Bocaditos Bistro
712-714 Madison Avenue
Block(s)# 4209, Lot(s)# 4 & 4.01

According to the Letter of Intent and Impact, the applicant is seeking Site Plan and Variances required to obtain approval for the addition on an enclosed outdoor patio with occupancy for 114 person attached to an existing restaurant/bar with banquet facilities. This proposal is located within the TOD-Transit Oriented Development District of the Fifth Ward Redevelopment Plan. A variance for parking is requested, as one parking space for every eight (8) dining seats is required. As the applicant states that presently the Restaurant and Bar contains 245 seats and the Outdoor Patio has a proposed occupancy of 114 persons, for a total of 359 person, 45 parking spaces are required. The applicant proposes to obtain a parking lease at 258 Park Avenue, Paterson, N.J. 07501, however the copy of the submitted lease does not state the number of parking spaces that are to be leased.

Requires Site Plan Approval and Bulk Variances

- FIRST APPEARANCE

- 5. **Project ID# A2025-048**
BKS Realty, LLC
295-299 Broadway
Block(s)# 3609, Lot(s)# 15

On a 6,708 square foot lot with a two-story building with a basement, the applicant proposes to convert the second floor from commercial use to four (4) residential units. The existing basement contains a Dental Office which will remain. The existing first floor contains three commercial tenants. The second floor will be renovated to contain one studio unit of 478 square feet and three (3) one-bedroom units of 603, 607 and 610 square feet. Each floor contains about 2,400 square feet and the parcel is located on the northwest corner of Broadway and Carrol Street within the C-2 General Commercial District of the Fourth Ward Redevelopment Plan. A variance is requested for parking, as a total of ten (10) off-street parking spaces are required for all three uses (professional office, commercial, residential) and seven (7) off-street parking spaces are existing.

Requires Site Plan Approval and Bulk Variances

- FIRST APPEARANCE: CARRIED FROM APRIL 6, 2026

6. Approval & Adoption of Resolution:

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