



# CITY OF PATERSON

## PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
Tel: (973) 321-1343  
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### COMMISSIONERS

Janice Northrop, Chairperson  
Fannia Santana, Vice Chairperson  
Kobir Ahmed  
Mark Fischer  
Badrul Hasan  
Imran Hussain  
Crystal Kline

Andre Sayegh  
Mayor

Michael Deutsch, PP, AICP  
Division Director

Alfred V. Acquaviva, Esq.  
Counsel to the Board

Solmaz Farzboud, PP, AICP  
Principal Planner

Mayra Torres-Arenas  
Board Secretary

### ALTERNATES

Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khaliq

## AGENDA

### SPECIAL MEETING OF THE PLANNING BOARD

**DATE:** MONDAY, MAY 11, 2026  
**TIME:** 6:30P.M., 7:00P.M. & 7:30P.M.  
**PLACE:** COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR  
PATERSON CITY HALL  
155 MARKET STREET

#### THE FOLLOWING MATTER WILL BE HEARD:

##### 1. Adoption of Resolutions:

- a. 15-17 Quinn Street; Block# 4805, Lot(s)# 29 & 30 (03-04-26)
- b. 82 Mill Street; Block# 4702, Lot(s)# 6 (03-04-26)
- c. 127-131 North 5<sup>th</sup> Street; Block# 503, Lot(s)# 25 (03-04-26)
- d. 459 East 24th Street; Block# 3306 Lot(s)# 30 (03-18-26)
- e. 136 East 26th Street; Block# 2502, Lot(s)# 21 (03-18-26)
- f. 15-17 Cliff Street; Block# 602, Lot(s)# 18 (03-18-26)
- g. 50-52 East 16<sup>th</sup> Street; Block# 2105, Lot(s)# 18 (03-23-26)
- h. 186-194 Third Avenue; Block# 2307, Lot(s)# 1 (03-23-26)
- i. 278-280 Hamilton Avenue; Block# 3513, Lot(s)# 10 & 11 (03-23-26)

##### 2. Project ID# A2024-071 - 7:00P.M.

**YYH Equities, LLC, T/A American Laundry**  
**286-296 Fulton Place, 311 Harrison Street & 421 East 16<sup>th</sup> Street**  
**Block# 3207, Lot(s)# 1 & 6**

The applicant proposes a two-story addition to the existing Commercial Laundry Facility. The proposed addition will be a maximum of forty-eight (48) feet and six (6) inches in height and have dimensions of seventy-seven (77) feet and five (5) inches along Fulton Place and sixty (60) feet and nine (9) inches along East 16th Street. The first floor will contain additional commercial laundry equipment and the second floor will contain additional storage. The first floor addition will contain 4,565 gross square feet and the second floor addition will contain 4,703 gross square feet for a total addition of 9,268 gross square feet. Pre-Existing non-conforming conditions will continue for side-yard setbacks on Fulton Place, where a minimum of five (5) feet is required and the building encroaches 0.7 feet over the property line and on Harrison Street, whereas a minimum of five (5) feet is required and the building is 0.6 from the property line and 0.6 feet from the rear property line, when a setback of twenty (20) feet is required. New variances are requested for maximum building coverage, as a building coverage of sixty (60) percent is permitted and a building coverage of 67.9 percent is proposed and maximum impervious coverage, as a impervious coverage of eighty (80) percent is permitted, the existing impervious coverage is 98.6 percent and an impervious coverage of 97.6 percent is proposed. The combined parcels have area of 24,655 square feet, or 0.57 acres. This proposal is located within the RA-2 Zone of the Fourth Ward Redevelopment Plan.

**Requires Site Plan Approval and Bulk Variances**

**-FIRST APPEARANCE**

- 3. **Project ID# A2026-017 - 7:30P.M.**  
**Falls View Realty, LLC**  
**258 12th Avenue**  
**Block# 3421, Lot(s)# 7**

On a 2,492 square foot lot, the applicant proposes to demolish the existing dwelling and construct a new three-story residential building with a total of ten (10) units. The first floor proposes a tenant amenity room, a bike storage room, a refuse and recycle room, three handicap accessible studio units and stairs to the upper floors. The second floor proposes four studio units. The third floor proposes two studio units and a one-bedroom unit. The roof plan proposes 1,050 square feet of amenity area. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances for lot area is required as 5,000 square feet is required and 2,492 square feet is existing. Lot width as fifty (50) feet is required and twenty-five (25) feet exists. One side- yard setback, as a minimum side-yard setback of five (5) feet is required on each side and six inches is proposed on one side. Maximum building coverage, as a building coverage of sixty (60) percent is permitted and a building coverage of 67.9 percent is proposed. Maximum impervious coverage, as an impervious coverage of 80 percent is permitted and a impervious coverage of 89 percent is proposed. Minimum rear-yard setback, as a minimum rear-yard setback of twenty (20) feet is permitted and eight (8) feet is proposed.

**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, 4<sup>TH</sup> 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](mailto:mtorres@patersonnj.gov).

**JANICE NORTHROP, CHAIRWOMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**