CITY OF PATERSON
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AGENDA

REGULAR MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: **WEDNESDAY, SEPTEMBER 2, 2026**
TIME: **6:30 P.M.**
LOCATION: **COUNCIL CHAMBERS, 3RD FLOOR**
PATERSON CITY HALL
155 MARKET STREET

CANCELED

THE AGENDA ITEMS WILL BE CARRIED OVER TO VIRTUAL MEETING OF WEDNESDAY, OCTOBER 21, 2026

THE FOLLOWING MATTERS WILL BE HEARD:

1. **Project ID# A2025-066**
   Yordani Nacasio
   5-7 Inglis Place
   Block# 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 two-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 seven (7) feet permitted and 7.1 feet existing), side yard setback (three (3) feet required and 0.2 feet proposed on the southern side yard as a result of subdivision), and parking (four (4) parking spaces required and zero spaces proposed). Proposed lot 5.02 requests variances for lot width (twenty-five (25) feet required twenty-four (24) feet proposed), front yard setback (maximum seven (7) feet permitted and thirty six (36) feet proposed), side-yard setback (three (3) feet required and zero feet proposed), rear yard setback (twenty (20) feet required and ten (10) feet proposed), width of the curb cut (maximum twelve (12) feet permitted and eighteen (18) feet proposed), and parking location as four (4) parking spaces are proposed in the front yard setback in tandem.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.
- CARRIED FROM APRIL 15, 2026 & ADJOURNED FROM JUNE 3, 2026

2. **Project ID# A2026-050**
   21 Lee Realty, LLC
   10-12 Lewis Street
   Block# 6404, Lot(s)# 16

The applicant proposes to remove the existing structures on the parcel and construct a new three-story residential building with a total of five (5) units. The proposed partial basement floor plan indicates a sprinkler and meter room, tenant storage rooms, a custodial room and a refuse and recycle room. The first floor proposes a lobby, a staircase and 1 two-bedroom unit. The second and third floors each propose two (2) two-bedroom units on each floor. The parcel contains 5,000 square feet and is located within the R-3 High-Medium Density Residential District. Variances are requested for the following: lot area, as a minimum lot size of 8,250 square feet is required and 5,000 square feet is existing; lot width, as eighty (80) feet is required and fifty (50) feet is existing; combined side-yard setback, as fourteen (14) feet is required and eight (8) feet is proposed, minimum rear-yard setback required is twenty-five (25) feet and ten (10) feet is proposed, lot coverage as a maximum of forty (40) percent is permitted and forty-two (42) percent is proposed open space, as 1,250 square feet is proposed and 700 square feet is proposed; and parking, as eight (8) off-street parking spaces are required and six (6) off-street parking spaces are proposed.
Requires Site Plan Approval and Bulk Variances.
-FIRST APPEARANCE

3. **Project ID# A2026-059**
   Gabo Investments, LLC
   262-266 East 29th Street
   Block# 2610, Lot(s)# 18

The applicant proposes to subdivide the existing 5,000 square foot vacant parcel into two lots. Proposed lot 18.01 is to contain a proposed one-family dwelling on a proposed 2,500 square foot lot. Proposed lot 18.02 is to contain a proposed one-family dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-1 One Family Residential District. Proposed lot 18.01 request variances for lot area; 5,000 square feet is required and 2,500 square feet is proposed. Lot width, as fifty (50) feet of lot width is required and proposed lot 18.01 proposes twenty-five (25) feet of lot width. Front-yard setback, as lot 18.01 proposes twenty (20) feet of setback and twenty-five (25) feet is required. One side-yard setback, as a minimum of four (4) feet is required and zero (0) feet is provided. Combined side-yard setback, as fourteen (14) feet of combined side-yard setback is required and eight (8) feet of combined side-yard setback is proposed. Lot coverage, as thirty (30) percent lot coverage is permitted and forty (40) percent lot coverage is proposed. Parking, as two-off street parking spaces are required, and one is off-street in the garage and one is proposed within the front-yard setback, which requires a variance. Proposed lot 18.02 request variances for lot area; 5,000 square feet is required and 2,500 square feet is proposed. Lot width, as fifty (50) feet of lot width is required and proposed lot 18.02 proposes twenty-five (25) feet of lot width. Front-yard setback, as lot 18.02 proposes twenty (20) feet of setback and twenty-five (25) feet is required. One side-yard setback, as a minimum of four (4) feet is required and zero (0) feet is provided. Combined side-yard setback, as fourteen (14) feet of combined side-yard setback is required and eight (8) feet of combined side-yard setback is proposed. Lot coverage, as thirty (30) percent lot coverage is permitted and forty (40) percent lot coverage is proposed. Parking, as two-off street parking spaces are required, and one is off-street in the garage and one is proposed within the front-yard setback, which requires a variance.
Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.
-FIRST APPEARANCE

4. **Adoption of Resolution:**
   a. **680-682 14th Avenue; Block# 8512, Lot(s)# 2 (08-10-26)**

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