CITY OF PATERSON
PLANNING BOARD

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AGENDA

REGULAR MEETING OF THE PLANNING BOARD

IMPORTANT CHANGES NOTED BELOW

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: **WEDNESDAY, OCTOBER 7, 2026**
TIME: **6:30 P.M – VIRTUAL MEETING**

PUBLIC PARTICPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579, MEETING ID #8326, PRESS *1 TO LISTEN TO THE MEETING, PRESS *3 TO BE ADDED TO THE SPEAKER QUEUE,** ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY VIEW THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: WWW.PATERSONNJ.GOV OR VIA LIVE STREAM AT https://www.youtube.com/c/CityofPatersonNJCityHall/live

THE FOLLOWING MATTERS WILL BE HEARD:

1. **Project ID# A2025-058**
   Swid One, LLC
   20-22 Chadwick Street
   Block(s)# 5504 Lot(s)# 7

The applicant proposes to demolish all existing structures on the lot and construct a three-story residential building containing fourteen (14) apartment units. The partial basement floor proposes an elevator pit, two mechanical rooms and a staircase. The first floor proposes a lobby, mailboxes, an elevator, a compactor room, two staircases, and an open parking garage including five (5) parking spaces. The second floor proposes two (2) one-bedroom units and one (1) two-bedroom unit as well as a tenant storage room and a trash and recycling room. The third floor includes two (2) one-bedroom units and one (1) two-bedroom unit as well as a tenant storage room, an activity room and a trash and recycling room. The fourth and fifth floors are identical in layout, with each floor proposing 1-studio unit, 2 one-bedroom units and 1 two-bedroom unit. The roof plan proposes a 3,136 square-foot roof top amenity area for the tenants. The property has a lot area of 4,970 square feet and is located within the Mixed-used Business District (MUB) of the Area#11 Neighborhood Redevelopment Plan. Variances are requested for lot area, as 12,000 square feet is required and 4,970 square feet is existing; parking, as 22 parking spaces are required and 5 parking spaces are proposed, and maximum width of the curb cut, as 12 feet is permitted and 23 feet is proposed.

Requires Site Plan Approval and Bulk Variances
- FIRST APPEARANCE: CARRIED FROM AUGUST 5, 2026 AND AUGUST 19, 2026

2. **Project ID# A2023-105**
   Elgin Melendez & Yashira Marrero-Vargas
   32-36 North 10th Street
   Block# 705, Lot# 7

The applicant proposes to subdivide the existing 7,500 square foot lot into two lots and construct a new two-unit dwelling on proposed lot 7.01. Proposed lot 7.01 is to contain a proposed three-story, two-unit dwelling on a proposed 3,700 square foot lot. Proposed lot 7.02 is to contain an existing three-story, two-unit dwelling on a

proposed 3,800 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 7.01 request variances for minimum lot area; 5,000 square feet required and 3,700 square feet proposed; lot width, fifty (50) feet required and thirty-seven (37) feet proposed;, combined side yard setback, fourteen (14) feet required and 9.50 feet proposed; maximum building coverage, forty (40) percent permitted and 59.8 percent proposed, and parking, as two of the four proposed parking spaces are within the front-yard setback.. Retaining walls shall be shown to not interfere with minimum sight distance requirements. Proposed lot 7.02 request variances for minimum lot area, 5,000 square feet required and 3,800 square feet proposed; lot width, fifty (50) feet required and thirty-eight (38) feet proposed, front-yard setback, twenty (20) feet required and 16.36 feet existing; side-yard setback, a minimum of four (4) feet is required on one side and 2.52 feet is existing and combined side-yard setback, as fourteen (14) feet is required and 6.39 feet is proposed, and parking, as four parking spaces are required and two parking spaces are existing.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

- FIRST APPEARANCE: CARRIED FROM AUGUST 5, 2026 AND AUGUST 19, 2026

3. **Project ID# A2025-028**
   Shi Ben Zheng
   1034 Main Street
   Block# 6902, Lot# 11

The applicant proposes to construct a one-story addition above the existing commercial building to create a mixed-use structure containing two (2) residential units on the second floor. The existing first floor will remain as a Chinese restaurant, including the dining and service area, kitchen, office and restroom. The proposal also includes a new interior staircase providing access to the upper-floor residential units. The proposed second floor will contain one (1) one-bedroom unit and one (1) studio apartment. The roof plan indicates a flat roof. The subject property has a lot area of 1,505 square feet and is located within the B-2 Community Business District. Variances are requested for the following: minimum lot area, as 5,000 square feet is required and 1,505 square feet is existing; lot width, as 50 feet is required and twenty-five (25) feet is existing; rear yard setback, as twenty-five (25) feet is required and 6.5 feet is proposed; building coverage, as sixty (60) percent is permitted and eighty-two (82) percent is existing, and parking, as eight (8) off-street parking spaces are required and zero spaces are proposed.

Requires Site Plan Approval and Bulk Variances

- FIRST APPEARANCE: CARRIED FROM AUGUST 19, 2026

4. **Project ID# A2024-008**
   United Assets Management, LLC
   403-405 15th Avenue
   Block# 3809, Lot# 7

The applicant proposes to subdivide the existing 4,786 square foot lot that presently contains an existing three unit dwelling into two lots. The existing dwelling is to be removed. Proposed lot 7.01 is to contain 2,393 square feet and a proposed three-story two family dwelling. Variances for lot 7.01 are requested for lot size; 5,000 square feet is required and 2,393 square feet is proposed. A minimum lot width of fifty (50) feet is required and 47.86 feet is proposed. A minimum front-yard setback of twenty (20) feet is required and twelve (12) feet is proposed. A minimum combined side-yard setback of fourteen (14) feet is required and 8.03 feet is proposed. A minimum rear-yard setback of twenty (20) feet is required and ten (10) feet is proposed. A maximum lot coverage of forty (40) percent is permitted and a maximum lot coverage of 46.59 percent is proposed. Four off-street parking spaces are required and two are proposed within the garage and two are proposed within the front-yard setback, which requires a variance. Proposed lot 7.02 is to contain 2,393 square feet and a proposed three-story two family dwelling. Variances for lot 7.02 are requested for lot size; 5,000 square feet is required and 2,393 square feet is proposed. A minimum lot width of fifty (50) feet is required and 47.86 feet is proposed. A minimum front-yard setback of twenty (20) feet is required; twelve (12) feet is proposed from East 28th Street, and five (5) feet is proposed from Fifteenth Avenue. A minimum side-yard variance of four feet is required and 3.03 feet is proposed. A minimum rear-yard setback of twenty (20) feet is required and ten (10) feet is proposed. A maximum lot coverage of forty (40) percent is permitted and a maximum lot coverage of 46.59 percent is proposed. Four off-street parking spaces are required, two are proposed within the garage and two are proposed with the front-yard setback, which requires a variance. The parcel is located on the northwest corner of Fifteenth Avenue and East 28th Street in the R-2 Low Medium Density Residential District.

Requires Subdivision Approval, Site Plan Approval and Bulk Variances

- FIRST APPEARANCE: CARRIED FROM AUGUST 19, 2026

5. **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