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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, NOVEMBER 4, 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# A2025-005**
   33 Martin Street, LLC
   33-35 Martin Street
   Block# 6403, Lot(s)# 1.01

The applicant proposes to construct a new three-story residential building with a total of three residential units. The basement level proposes three (3) storage rooms, a mechanical room, and a staircase. The first floor proposes a two-car garage, a one-bedroom unit, a den, a laundry and mechanical closet and one full bathroom. The second and third floors each propose three bedrooms, a kitchen, living/dining areas, a mechanical and laundry closet, and two full bathrooms. The parcel has a lot area of 3,259 square feet. This proposal is within the R-3 High-Medium Density Residential District. Variances are requested for the following: lot area, as 4,950 square feet is required and 3,259 square feet is existing; lot width, as fifty (50) feet is required and 33.62 feet is existing; front yard setback, as twenty (20) feet is required along Cedar Street and 7.1 feet is proposed; maximum building coverage, as forty (40) percent is permitted and 48.95 percent is proposed; number of parking spaces, as six (6) spaces are required and four (4) spaces are proposed; parking location, where two (2) of the four (4) proposed parking spaces are located within the front yard setback; parking space dimensions, as a minimum width off nine (9) feet is required, and a width of 7.5 feet is proposed for each of the exterior parking spaces; curb cut width, as a maximum width of thirty (30) feet is permitted and 34.56 feet is proposed, and open space and amenity area, as 850 square feet is required and 574 is proposed.
Requires Site Plan Approval and Bulk Variances.
-FIRST APPEARANCE

2. **Project ID# A2026-044**
   Fontaine Slade
   123-125 Lawrence Street
   Block# 3110, Lot(s)# 27

The applicant proposes to subdivide the existing 4,999 square foot lot into two lots that are proposed to contain 2,499.5 square feet each. An existing two-story frame dwelling is to remain on proposed lot 27.02. A new three-story, two-unit dwelling is proposed on proposed lot 27.01. The existing dwelling to remain is a two-unit dwelling. This proposal is within the RA-1 Zone of the Fourth Ward Redevelopment Plan. Variances for proposed lot 27.02 are requested for lot area, 2,500 square feet required and 2,499.5 square feet proposed; front-yard setback, as a maximum setback of 7 feet is required and 7.51 feet is existing; minimum side-yard setback, as a three (3) foot setback is required on each side of the existing dwelling and zero feet is existing on the western side property line and parking; four (4) off-street parking spaces are required and zero off-street parking spaces are proposed. Variances for proposed lot 27.01 are requested for lot area, 2,500 square feet is required and 2,499.5 feet are proposed; front-yard setback, as a maximum setback of seven (7) feet is required and 14.79 feet is proposed; maximum lot coverage, as a maximum lot coverage of forty (40) percent is permitted and a lot coverage of forty-eight (48) percent is proposed; and parking, as four (4) off-street parking spaces are required and two (2) off-street parking spaces are proposed.
Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
-FIRST APPEARANCE

3. **Adoption of Resolutions:**
   a. **619-621 East 22nd Street; Block# 3418, Lot(s)# 1 (08-24-26)**
   b. **61 East 39th Street & 729-733 11th Avenue; Block# 8205, Lot(s)# 1 & 2 (08-24-26)**
   c. **520-530 East 38th Street; Block# 7901, Lot(s)# 25 (08-24-26)**
   d. **136 Main Street; Block# 4503, Lot(s)# 10 (09-16-26)**
   e. **43 Grand Street; Block# 4904, Lot(s)# 17 (09-16-26)**
   f. **124-128 Lawrence Street; Block# 3111, Lot(s)# 9.01 (09-28-26)**
   g. **316-320 Caldwell Avenue; Block# 5302, Lot(s)# 6 (09-28-26)**
   h. **20-22 Chadwick Street; Block# 5504, Lot(s)# 7 (10-07-26)**
   i. **32-36 North 10th Street; Block# 705, Lot(s)# 7 (10-07-26)**
   j. **1034 Main Street; Block# 6902, Lot(s)# 11 (10-07-26)**
   k. **403-405 15th Avenue; Block# 3809, Lot(s)# 7 (10-07-26)**

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