



## CITY OF PATERSON PLANNING BOARD

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Fannia Santana, Vice Chairperson  
Kobir Ahmed  
Mark Fischer  
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Imran Hussain  
Crystal Kline

### ALTERNATES

Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA

### REGULAR MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MARCH 19, 2025  
TIME: 6:30 P.M.  
LOCATION: CITY HALL  
COUNCIL CHAMBERS 3RD FLOOR

#### ***THE FOLLOWING MATTERS WILL BE HEARD:***

- 1. Project ID# A2023-026**  
**Jose Huertas, Jr.**  
**97-99 Lewis Street**  
**Block# 6413, Lot# 10**

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots and construct two semi-attached, three-story, two-unit dwellings on the proposed lots 10.01 and 10.02. Each lot is to contain an area of 2,500 square feet. This proposal is located within the R-2 Low-Medium Density Residential District. Both proposed lots 10.01 and 10.02 request variances for minimum lot area (5,000 square feet required and 2,500 square feet proposed), lot width (fifty (50) feet required and twenty-five (25) feet proposed), side yard setback (four (4) feet required and zero feet proposed), combined side setbacks (fourteen (14) feet required and four (4) feet proposed), rear yard setback (twenty (20) feet required and 16.50 feet proposed), maximum lot coverage (forty (40) percent permitted and 56.28 percent proposed), and parking (four off-street parking spaces required, and two parking spaces proposed inside the garage).

**Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.**

**- FIRST APPEARANCE**

- 2. Project ID# A2021-021-2**  
**Donnelly Industries, Inc.**  
**188-190 Pacific Street**  
**Block# 5409, Lot(s)# 1**

The applicant proposes to construct a three-story, five (5) unit residential building on a 5,000 square foot lot, located on the southeast intersection of Levine Street and Pacific Street. A two-story frame and stucco building exists on the parcel. The first floor proposes parking for six vehicles, of which four are to be on the exterior of the building and two, including one handicap parking space are to be placed beneath the upper floors. The first floor interior includes the building access, package area, stairs to the upper floors and a two-bedroom handicap accessible unit. The second floor and third floor propose two 2-bedroom units on each floor. Variances are requested for lot area; 8,250 sq. ft. required and 5,000 sq. ft. provided; lot width, fifty (50) feet provided and eighty (80) feet required; front-yard setback on Pacific Street, twenty (20) feet required and 4.56 feet provided; combined side-yard setback, fourteen (14) feet required and twelve (12) feet provided; maximum building coverage is permitted at 40% and 42% is proposed; each two-bedroom unit requires two parking spaces, for a total of ten off-

street parking spaces, and six off-street parking spaces are proposed; and open space, 1,250 sq. ft. is required and 376 sq. ft. is proposed. This proposal is located within the Residential District “R” of the Area 11 Neighborhood Redevelopment Plan.

**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**