



CITY OF PATERSON PLANNING BOARD

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AGENDA SPECIAL MEETING OF THE PLANNING BOARD

DATE: WEDNESDAY, APRIL 23, 2025
TIME: 6:30 P.M & 7P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2024-072 - 6:30P.M.**
Marianne Asonto
107-111 Haledon Avenue; Block# 503, Lot(s)# 6

The applicant proposes to subdivide the existing 7,274 square foot parcel into two lots. The existing dwelling is to be demolished. Proposed lot 6.01 is to contain a proposed three-story, two-unit dwelling on a proposed 3,649 square foot lot. Proposed lot 6.02 is to contain a proposed three-story, two-unit dwelling on a proposed 3,625 square foot lot. This proposal is located within the RA-1 Zone of the First Ward Redevelopment Plan. Proposed lot 6.01 requests variances for front-yard setback (maximum 7 feet permitted and 34 feet 6 inches proposed), and number of building stories (two-and-a-half-stories permitted and three-stories proposed). Proposed lot 6.02 requests variances for front-yard setback (maximum 7 feet permitted and 34 feet 6 inches proposed), and number of building stories (two-and-a-half stories permitted and three-stories proposed.)

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

-FIRST APPEARANCE

- 2. Project ID# A2025-008 - 7:00P.M.**
Ali Darwiche
909 Main Street; Block# 6710, Lot(s)# 20

The applicant proposes to construct a two-story addition behind the existing mixed commercial and residential use for a total of one commercial space and two (2) residential units. The existing basement level indicates no changes. The proposed first floor indicates the expanded commercial space including a half bathroom for a total of 1,900 square feet. The proposed second floor is to contain 2 two-bedroom units. The parcel has a lot area of 2,498 square feet. This proposal is within the B-2 Community Business District. Variances are requested for the following: minimum lot area, as 5,000 square feet is required and 2,498 square feet is existing; lot width, as 50 feet is required and 25 feet is existing; rear yard setback, as 25 feet is required and 11.06 feet is proposed; building coverage, as 60 percent is permitted and 78.4 percent is proposed, and parking as three (3) spaces are required and zero spaces are 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, 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 MPEREZ@PATERSONNJ.GOV.

JANICE NORTHROP, CHAIRWOMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY