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CITY OF PATERSON **PLANNING BOARD**

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PLANNING BOARD **SPECIAL MEETING**

DATE: MONDAY, MARCH 12, 2018
TIME: 6:30 p.m.
PLACE: Council Chambers,
Third Floor, City Hall

AGENDA:

1. Garrett Manor, LLC
36-60 Mountain Avenue; Block 5103, Lots 11 & 12
The applicant proposes to construct a new five and a half (5 ½) story residential building with fourteen (14) parking spaces in the basement beneath the building. The first floor and second floor proposes eleven (11) apartments on each floor. The third floor proposes ten (10) apartments. The fourth floor proposes six (6) apartments and the fifth floor proposes four (4) apartments. Of the forty-two (42) proposed apartments, sixteen (16) are one-bedroom units and twenty-six (26) are two-bedroom units. An additional sixty-seven (67) parking spaces are proposed on the surface parking lot adjacent to the building. All proposed vehicular access will be from Mountain Avenue into and out of the site. The combined parcels contain approximately 44,040 square feet of lot area. This proposal is located within the R-3 High-Medium Density Residential District.
Requires Site Plan Approval and Bulk Variances for parking (82 spaces required and 81 spaces provided); lot coverage (20 percent permitted and 23 percent proposed) and front-yard setback for the refuse area which is within twenty (20) feet of the front-yard setback and any other variances that the Planning Board may deem required by State or Municipal Law.
2. Adoption of minutes.
3. 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, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
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