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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, JUNE 11, 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 twelve (12) parking spaces in the basement beneath the building. The first floor and second floor proposes ten (10) apartments on each floor. The third floor proposes ten (10) apartments. The fourth floor proposes eight (8) apartments and the fifth floor proposes four (4) apartments. Of the forty-two (42) proposed apartments, eighteen (18) are one-bedroom units and twenty-four (24) are two-bedroom units. An additional sixty-eight (68) 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, including a portion of land with a width of 11.85 feet extending 128 feet westerly in between Lot 23, Block 5103 and the limit line of the Borough of Woodland Park. This proposal is located within the R-3 High-Medium Density Residential District. All open space and landscaping requirements are met. Eighty (80) parking spaces are required and 80 are provided. The parking plan includes tandem parking without an attendant, as parking will be assigned. Requires Site Plan Approval and Waiver(s) are sought for attendant requirement and any other variances that the Planning Board may deem required by State or Municipal Law.
Requires Site Plan Approval.
(CARRIED FROM MAY 21, 2018 MEETING)
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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