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## CITY OF PATERSON PLANNING BOARD

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Fannia Santana, Vice Chairperson  
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### MAYOR'S REPRESENTATIVE

Ivette Figueroa

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

**DATE: WEDNESDAY, NOVEMBER 30, 2022**  
**TIME: 6:30 P.M. – VIA WEBINAR SESSION**

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING

CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY GOVERNOR PHILIP D. MURPHY, THE PLANNING BOARD OF THE CITY OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER, PUBLIC PARTICIPATION WILL BE AVAILABLE "BY MEANS OF COMMUNICATION EQUIPMENT" PURSUANT TO N.J.S.A. 10:4-8, COMMENCING ON APRIL 15, 2020.

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107, PUBLIC PARTICIPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579, MEETING ID #3158 (PLANNING BOARD REGULAR MEETING OF WEDNESDAY, NOVEMBER 30, 2022 AT 6:30 P.M.)** ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: [WWW.PATERSONNJ.GOV](http://WWW.PATERSONNJ.GOV) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV](http://WWW.PATERSONNJ.GOV)

THE FOLLOWING MATTERS WILL BE HEARD:

**1. *Garrett Mountain Homes, LLC***  
***36-60 Mountain Avenue; Block 5103, Lot 11.01***

On the combined parcels containing 44,037 square feet, the applicant proposes to construct sixteen (16) townhouse units in a cluster of four (4) buildings containing four (4) townhouse units of three (3) bedrooms each in each of the four (4) proposed buildings. Each building is to contain three (3) stories and have dimensions of 37 feet in width and 100 feet in length. Forty-eight (48) parking spaces are proposed. The first floor of each unit proposes a one-car garage, a study and a powder room. The second floor proposes a kitchen, a dining area, a living room and a powder room. The third floor proposes three bedrooms and two full bathrooms. Two additional exterior parking spaces are provided for each

unit. Each unit contains 2,821 gross square feet. All proposed vehicular access will be from two proposed driveways on Mountain Avenue. The existing structures on the site will be removed. This proposal is located within the R-3 High-Medium Density Residential District. All open space and landscaping requirements are met. Thirty-eight (38) parking spaces are required and forty-eight (48) are provided. Variances are requested for front-yard setback, as a minimum setback of twenty (20) feet is required and fifteen (15) feet is proposed; minimum rear-yard setback, as 25 feet is required and 8.9 feet is proposed; maximum building height, as one of the four proposed buildings exceeds the 35 foot height limit and proposes a 38.5 foot building height; and any other variances the Planning may deem required by State or Municipal Law.

***Requires Site Plan Approval and Bulk Variances***

***(FIRST APPEARANCE) ADJOURNED TO SEPTEMBER 19<sup>TH</sup>, 2022***

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, 8:30 A.M. TO 4:00 P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL [MPEREZ@PATERSONNJ.GOV](mailto:MPEREZ@PATERSONNJ.GOV).

**JANICE NORTHROP, CHAIRWOMAN  
MIRIAM R. PEREZ, BOARD SECRETARY**