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## CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
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## AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, MARCH 11, 2024  
TIME: 6:30 P.M.  
PLACE: CITY HALL  
COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

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

The applicant proposes to remove two existing one-story structures along with one accessory building on the site and to develop residential condominiums on the combined three parcels containing 44,027 square feet. The applicant proposes to construct sixteen (16) townhouse units in a cluster of four buildings. Each of the four buildings is proposed to contain four 3-bedroom townhouse units. Required parking for this project is 38 parking spaces and 38 parking spaces are proposed. The first floor of each of the units proposes a one-car garage, a study and a powder room. The second floor of each unit proposes a kitchen, a dining area, a living room and a powder room. The third floor of each of the units proposes three bedrooms and two full baths. Each of the units contains 2,266 gross square feet. All proposed vehicular access will be from two proposed driveways on Mountain Avenue. This proposal is located within the R-3 High Medium Density Residential District. All open space and landscaping requirements are met. Applicant requests Site Plan Approval and any other variances, waivers, design standard exceptions or other relief the Planning Board may deem required by State or Municipal Law.

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

***(ADJOURNED FROM FEBRUARY 5, 2024)***

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 [MPEREZ@PATERSONNJ.GOV](mailto:MPEREZ@PATERSONNJ.GOV).

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