



Andre Savagh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Vega
Board Secretary

CITY OF PATERSON
PLANNING BOARD

125 Ellison Street, 4th Floor

Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345

mdeutsch@patersonnj.gov
mvega@patersonnj.gov

COMMISSIONERS

Janice Northrop, Chairperson

Forid Uddin, Vice-Chairperson

Mark Fischer

Kobir Ahmed

Harry M. Cevallos

Chrystal Cleaves

Fannia Santana

ALTERNATES

Jada Fulmore

Frank Roman

MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khalique

PLANNING BOARD
SPECIAL MEETING

DATE: WEDNESDAY, NOVEMBER 3, 2021
TIME: 6:30 P.M. – VIA WEBINAR SESSION

AGENDA:

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 #711-680-001 (PLANNING BOARD SPECIAL MEETING OF WEDNESDAY, NOVEMBER 3, 2021 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.

On **WEDNESDAY, NOVEMBER 3, 2021**, there will be a special meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matter will be heard:

- Garrett Mountain Homes, LLC
36-60 Mountain Avenue; Block 5103, Lots 11 & 12
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 that the Planning Board may deem required by State or Municipal Law.

Requires Site Plan Approval and Bulk Variances

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
MARGARITA VEGA, SECRETARY