

# NOTICE OF PUBLIC HEARING

## Planning Board Paterson, New Jersey

### **PLEASE TAKE NOTICE:**

An application has been made by Garret Mountain Homes, LLC for Site Plan Approval so as to permit:

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 two parcels containing 44,027 square feet. Applicant proposed 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 spaces and 38 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.

The above is requested as to premises at 36-60 Mountain Avenue, Paterson, NJ listed on the tax maps of the City of Paterson as Block 5103 Lots 11 and 12 (a/k/a Lot 11.01).

This notice is provided to you as an owner of the property in the immediate vicinity.

A public hearing has been ordered for the Special Meeting before the Planning Board for **Monday, February 5, 2024, at 6:30 pm**, via:

Council Chambers, 3<sup>rd</sup> Floor, City Hall, 155 Market Street, Paterson, New Jersey


Virtual Meeting via Webinar Session. Public participation will be available by:

When this matter is called, you may appear either in person, by agent, or attorney, and present any objections you may have to the granting of this application. If you have no objections to this matter you do not have to be present at the meeting.

Maps and documents in support of this application are available for public inspection in the office of the office of the **Division of Planning and Zoning, 4<sup>th</sup> Floor, 125 Ellison Street, Paterson, New Jersey, 07505, 8:30 a.m. to 4:30 p.m., Monday through Friday. Call 973-321-1343 to schedule an appointment with the Board Secretary.** This notice is sent to you by the applicant by Order of the Board.

Respectfully,

Garret Mountain Homes, LLC -- Applicant

by:   
A. Michael Rubin, Esq., Attorney for Applicant

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