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AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, MARCH 25, 2024
TIME: 6:30 P.M
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

Servant's Heart Ministry
37-53 McBride Avenue; Block 4609, Lot 3

The applicant proposes to undertake an interior alteration, façade upgrades and an addition to the existing three-story building, also known as the Glenro Building. The first floor will house a vocational training commercial kitchen, programs in welding, woodworking and auto mechanics. The second floor will have an auditorium for performances and a dance studio for community performing arts classes. The third floor will have workspaces and an event area. A new rooftop addition will house a restaurant with indoor and outdoor seating area. A vegetable garden and solar panels will also be located on the roof. The lot contains approximately 25,668 square feet. This proposal is located within the MD-Medium Density Mixed-Use District of the Paterson Great Falls Redevelopment Area. Existing non-conforming conditions will continue for rear-yard setback, as a minimum of 20 feet is required and zero feet is existing and will continue at zero feet with the proposed building addition. A variance is required for parking, as zero off-street parking spaces are provided on-site and the applicant may provide off-site parking within one-thousand (1,000) feet of the subject property. The developer must demonstrate that daily/monthly permits are available in Paterson Parking Authority facilities or must enter into a shared parking agreement that satisfies the requirements.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE) CARRIED FROM CANCELED MEETING OF MARCH 4, 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, 4TH 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.

JANICE NORTHROP, CHAIRWOMAN
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