

**NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
Council Chamber
July 13, 2017
7:00 P.M.**

Open Public Meetings Act

Roll Call

Agenda Items

Pending Application:

Application: ZBA-16-72
Premises: 483-491 Washington Street
Ward: Central
Applicant: Sawab Shabazz
To Permit: In the Lincoln Park Redevelopment Plan Area Mixed Level Sub-district, proposed renovation of a vacant homeless shelter to be used as a house of worship on the first floor and community center on the second floor. A house of worship is not permitted on the first floor in the Mixed Level Sub-district. **Seeking Final Site Plan approval. Preliminary Site Plan Approved June 22, 2017.**

Application: ZBA-17-29
Premises: 1234-1240 McCarter Highway
Ward: Central
Applicant: Thomas Patterson for PSEG
To Permit: In the Newark Riverfront Redevelopment Plan Area, Lower Broadway Mixed Use 3 Sub district, proposed upgrade and expansion of the existing PSEG Clay Street substation to include 3 story Gas Insulated Switchgear building, three transformers and electrical process equipment. Project does not conform to Zoning bulk regulations. **Seeking Final Site Plan approval. Preliminary Site Plan Approved June 22, 2017.**

Application: ZBA-16-57
Premises: 18-26 New York Avenue & 17-19 Garden Street
Ward: East
Applicant: New York Garden Associates Inc.
To Permit: In the MX1, Mixed Use Residential/Commercial District, proposed merger of existing 7 lots and construction of a new 7 story building consisting of 70 residential units over 75 parking spaces. Mid-rise multi-family dwellings are not permitted in the MX-1 zone. **Seeking a D¹ Use Variance, D⁵ Variance for insufficient lot area per dwelling unit; C Variances to permit building type in the zone, exceeding maximum lot coverage, insufficient building transparency on non-street facing side. Preliminary and Final Site Plan Approval required. Previously adjourned 3/23/2017**

New Applications:

Application: ZBA-17-19
Premises: 566-570 Broad Street
Ward: Central
Applicant: 570 Broad St., LLC c/o Berger Organization
To Permit: In the Broad Street Station Redevelopment Plan Area Sub-district C: Washington Park Cultural District, proposed signage for the southern elevation of an office building. Project does not meet bulk requirements of the Zoning Regulations. Newark Landmarks and Historic Preservation Commission approved this sign application on September 2, 2015. **Seeking C Variance for excessive signage. Site Plan approval not required.**

Application: ZBA-17-17
Premises: 370-386 Orange Street
Ward: Central
Applicant: AMERCO Real Estate Company
To Permit: In the R6, High-Rise Multifamily Residential District, proposed self-storage and truck rental facility as well as a retail showroom and one unrelated retail space. Self-storage facilities and truck rental facilities are not permitted in the R6 zone. **Seeking a D¹ Use Variance; C Variances for exceeding maximum lot coverage, exceeding maximum impervious front yard area, insufficient building transparency on front, side and rear façade, insufficient building transparency, insufficient building transparency on non-street facing façade, insufficient floor-to-floor height, insufficient shade trees, insufficient parking area landscaping, insufficient illumination at entrances and exits, exceeding maximum level of illumination at property line abutting non-residential use, exceeding maximum wall sign area on Orange Street, in the parking area, insufficient illumination along Orange Street, First Street, and on the southern frontage. Preliminary and Final Site Plan approval required.**

Application: ZBA-17-21
Premises: 761-769 Broad Street
Ward: Central
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
To Permit: In the Living Downtown RDV Plan Area, proposed installation of a telecommunication facility consisting of twelve antennas and equipment on roof top of existing building. Rooftop telecommunication facilities are not permitted in the plan area. Newark Landmarks and Historic Preservation Commission approved this antenna facility application on November 3, 2016. **D³ Variance for failing to meet conditional use requirements. Preliminary and Final Site Plan approval required.**

Memorialization

ZBA-16-72 52-90 Amsterdam Street
ZBA-17-28 483-491 Washington Street
ZBA-17-29 1234-1240 McCarter Highway

Adjournment

Next Regular Meeting: August 10, 2017