

NEWARK CENTRAL PLANNING BOARD AGENDA
REGULAR PUBLIC HEARING
Council Chambers – Newark City Hall
JULY 10, 2017
6:30 PM

- I. OPENING STATEMENT (SUNSHINE LAW/MUNICIPAL LAND USE LAW)**
- II. ROLL CALL**
- III. MINUTES**
- IV. COMMUNICATIONS**
- V. PUBLIC HEARING**

<p>1. CPB17-29 Address: 454-456 South 14th Street Block: 330 Lot: 43 Description: The applicant is proposing a new three family home with a total floor area of 4260 sq.ft. on a 50' x 100' lot. The building footprint measures about 24' x 60'.</p> <p>Applicant/Owner: Jarid Jamar Construction</p>	<p>Preliminary & Final Site Plan Zone: R-3 Ward: West Architect/Engineer: Jennifer Palermo; Parlermo/ Edwards Architecture Variations: Excessive rear yard impervious coverage; Insufficient building transparency for front façade; Insufficient building transparency for rear façade; Insufficient building transparency for side façade; Insufficient on-site trees; Excessive illumination at the property line.</p>
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<p>2. CPB17-18 Address: 116 Washington St. and 58-60 New St. Block: 65 Lot: 8 and 9 Description: The applicant is proposing to connect and expand the existing 1-building and 3-story buildings into a three (3) story mixed-use commercial-residential building that will consist of 6 residential units with McGovern's Tavern occupying the entire ground floor.</p> <p>Applicant/Owner: Celtic Property Management, LLC and 58 New Streets, LLC.</p>	<p>Preliminary & Final Site Plan Zone: Living Downtown Redevelopment Plan Ward: Central Architect/Engineer: Russell DeRosa, The De Rosa Group, P.C. Variations: Insufficient Lot Size; Insufficient Lot Width; Excessive Lighting at Entrance/Exit; Excessive Lighting at Pedestrian Walkway; Insufficient Transparency.</p>
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<p>3. CPB17-21 Address: 350-358 Broad Street Block: 450 Lot: 1, 3 & 29-36 Description: The applicant proposes consolidating the lots that are the subject of this application and then constructing a 2,555 square foot Taco Bell fast-food</p>	<p>Preliminary & Final Site Plan Zone: Broad Street Station Redevelopment Plan Ward: Central Architect/Engineer: R.L. Streker; Bohler Engineering</p>
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Next Central Planning Board Meeting is scheduled for **July 24, 2017**

<p>restaurant with a drive-through lane, parking, a dumpster enclosure, landscaping, and lighting.</p> <p>Applicant/Owner: Muy Brands, LLC/Divya Properties, Inc.</p>	<p>Variations: Excessive Front Yard Setback; Nonconforming Side Yard Setback; Insufficient Building Height; Insufficient Façade Transparency; Excessive Sign Height; Prohibited Sign Type; Insufficient Yard Trees; Prohibited Parking Location; Excessive Lighting at Property Line.</p>
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VI. Memorialization of Resolutions:

VII. Adjournment