

NEWARK CENTRAL PLANNING BOARD AGENDA
REGULAR PUBLIC HEARING
Council Chambers – Newark City Hall
JULY 24, 2017
6:30 PM

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

1.	<p>CPB17-24 <u>Address:</u> 27-29 Niagara Street <u>Block:</u> 2036 <u>Lot:</u> <u>Description:</u> The applicant is proposing to interior modification to an existing Florist to create an additional commercial until for Beauty shop and office space. 4 Parking spaces provided. Applicant/Owner: Santo Wholesale Florists, INC</p>	<p>Preliminary & Final Site Plan Zone: MX-1 Ward: East Architect/Engineer: Jose Gennaro, Jose Gennaro A.I.A., J <u>Variances:</u> Insufficient rear and side yard setback; Insufficient minimum building transparency; Insufficient parking; Insufficient ground floor height; Excessive side yard; Excessive number of wall signs.</p>
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2.	<p>CPB17-22 <u>Address:</u> 58-64 East Kinney Street. <u>Block:</u> 881 <u>Lot:</u> 28, 29, 30, 32 & 33 <u>Description:</u> The applicant is proposing a new 5-story residential/ commercial Building 35,632 sq. ft. with ground floor for retail, residential lobby and parking 24 residential unit proposed 16 two-bedrooms and 8 three- bedrooms, 15 parking spaces.. Applicant/Owner: ATS Development Group, LLC</p>	<p>Preliminary & Final Site Plan C Variance Zone: C-2 Ward: Central Architect/Engineer: Lorre A. Sciabarasi, Comoto Associates, P.C. <u>Variances:</u> Insufficient minimum lot size; Insufficient minimum lot width; Insufficient parking.</p>
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3.	<p>CPB17-25 Address: 572-580 South 11th Street Block: 313 Lot: 28.01, 28.02 & 28.03 Description: Applicant proposed 3-Family Unit 11,244.93 sq. ft., vacant lot</p> <p>Applicant/Owner: JHTP Development, LLC/ Carlos</p>	<p>Preliminary & Final Site Plan Zone Kent/ Brenner Springfield Redevelopment Ward: Central Architect/Engineer: Daniel A. Rona, RA Artek Studio, LLC Variiances: Excessive lighting at the property line; Insufficient left side facade.</p>
4.	<p>CPB17-26 Address: 296-304/308-320 Mulberry Street / 12-14 Cottage Street, 22 Rear Cottage Street Block: 878 & 879 Lot: 1, 14 & 15 (Block 878) and 1 (Block 879) Description: Applicant proposed a new 6-story 296,268 sq. ft. mixed-use residential and commercial building with covered parking on the ground floor. The project proposed 252 residential units, 9,543 sq. ft. of retail space and 152 parking spaces.</p> <p>Applicant/Owner: Scott Martin, Inc, 12-14 Cottage St. Associates, LLC, 320 Mulberry St. Associates, LLC</p>	<p>Preliminary and Final Site Plan C Variiances Zone: Living Downtown Redevelopment Ward: East Architect/Engineer: Russell DeRosa, The DeRosa Group, PC Variiances: Excessive Front Yard; Insufficient setback above 40' height; Excessive wall signage.</p>

VI. Memorialization of Resolutions:

- Extension Resolution - 212-240 Rome Street (f/k/a Berlin Street) 242-250 Rome Street CPB-14-12
- Extension Resolution - 28-82 Barclay Street/ 1-55 Somerset St CPB-12-75

VII. Adjournment