

NEWARK Central Planning Board Determinations For The Hearing of August 07, 2017

The below listed items were heard before the Newark Central Planning Board for site plan/subdivision approval or courtesy review. Those that received approval have the words **"APPROVED"** or **"APPROVED with CONDITIONS"** below their listing. Resulting blocks/lots that have received approval are inclusive of any applicable subdivisions that are made thereafter. Any such subdivision should be regarded as having received site plan approval. Blocks/lots that have been subdivided will have a decimal in their number, where the whole numbered digits would match one of the corresponding approved block/lot numbers included below:

Please note that Next Central Planning Board Meeting is scheduled for
August 21, 2017

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| 1. | Recommendation to the governing body that the property (Block 957, Lot 12-202-212 Oliver Street and 273-283 East Kinney Street) Set forth in the Planning Board’s preliminary investigation and report to be determined, or to be not determined an “arear in need of redevelopment”

<u>APPROVED</u> |
| 2. | Proposed first amendment to the Newark’s River: Public Access and Redevelopment Plan. Bounded on the north at Delavan Avenue, on the west by McCarter Highway, on the south by Raymond Boulevard, on the east by Chapel Street, and on the east by the Passaic River.

<u>APPROVED</u> |

<p>3. CPB17-23 Address: 391-505 Delancy Street Block: 5042 Lot: 15.01 Description: The applicant is proposing a 661,741 square feet warehouse with 112 loading docks, 118 trailer parking spaces and 303 car parking spaces. Applicant/Owner: Bridge Delancy, LLC</p> <p style="text-align: center;"><u>ADJOURNED TO SEPTEMBER 11, 2017</u></p>	<p>Preliminary & Final Site Plan Zone: 1-3 Ward: East Architect/Engineer: Richard Burrow; Langan Engineering & Environmental Services Variations: Excessive Lot Coverage; Excessive Fence Height; Excessive Light Pole Height; Excessive Number of Monument Signs; Excessive Impervious Front Yard Coverage; Excessive Impervious Rear Yard Coverage; Insufficient Parking Lot Trees; Insufficient Parking Lot Tree Shade.</p>
<p>4. CPB16-41 Address: 203-221 Meeker Avenue Block: 3546.01 Lot: 1 Description: The application is for Final Site Plan approval for a project which was previously granted Preliminary Site Plan approval on 11/7/16. The project consists of renovating and rehabilitating the existing 25 story vacant high-rise residential building (formerly known as Carmel Towers) which appears to be in disrepair. The building comprises +208,154 square feet and consists of 216 units. Applicant/Owner: Essex Lake Associates, LLC</p> <p style="text-align: center;"><u>APPROVED</u></p>	<p>Final Site Plan Zone: R-6 Ward: South Architect/Engineer: Stephen L. Schwartz; Dynamic Engineering/Mancini Duffy Variations: N/A – all variations were granted as part of preliminary site plan approval.</p>
<p>5. CPB17-07 Address: 1300-1346 McCarter Highway Block: 445 Lot: 1 and 37 Description: The applicant is proposing a 5,051 square feet Wawa 24-hour convenience store with 58 parking spaces and a gas station with 16 pumps on a 2.483-acre site. Applicant/Owner: Tonymar, LLC</p> <p style="text-align: center;"><u>ADJOURNED TO SEPTEMBER 11, 2017</u></p>	<p>Preliminary & Final Site Plan Zone: Newark River's Public Access and Redevelopment Plan Ward: Central Architect/Engineer: Michael F. Gallagher, P.E.; Maser Consulting Variations: Excessive Front Yard; Insufficient Building Height; Excessive Monument Sign Area; Excessive Monument Sign Height.</p>