

Department of Economic & Housing Development

Planning, Zoning & Sustainability
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NEWARK Central Planning Board Determinations For The Hearing of **September 11, 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
September 25, 2017

<p>1. CPB17-23 Address: 391-505 Delancy Street Block: 5042 Lot: 15.01 Description: The applicant is proposing a 661,741-sq. ft. industrial warehouse with 112 loading docks, 118 trailer spaces and 303 car spaces.</p> <p>Applicant/Owner: Bridge Delancy, LLC</p> <p><u>ADJOURNED TO October 30, 2017</u></p>	<p>Preliminary & Final Site Plan Zone: I-3 Ward: East Architect/Engineer: Richard Burrow; Langan Engineering & Environmental Services Variances: 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>
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<p>2. CPB17-07 Address: 1300-1346 McCarter Highway Block: 445 Lots: 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.</p> <p>Applicant/Owner: Tonymar, LLC</p> <p style="text-align: center;"><u>ADJOURNED TO September 25, 2017</u></p>	<p>Preliminary Site Plan, Conditional Use & C-Variance 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>
<p>3. CPB17-31 Address: 308 Mount Pleasant Avenue Block: 447 Lots: 49 Description: The applicant proposed renovation of an existing office/warehouse into a coffee roasting and packing facility with accessory. Proposed use of a small retail section in the existing 1,280 sq. ft. 1-story building.</p> <p>Applicant/Owner: Daniel Cordier</p> <p style="text-align: center;"><u>APPROVED WITH CONDITIONS</u></p>	<p>Preliminary & Final Site Plan Zone Living Downtown Redevelopment Ward: Central Architect/Engineer: Jacob Solomon; Architect, LLC Variations: Insufficient building transparency; Insufficient building transparency for the front and non-street facing wall; Insufficient building height.</p>
<p>4. CPB17-33 Address: 37-45 Tompkins Point Road Block: 1150 Lot: 10 and 20 Description: Minor Subdivision between lot 10 and lot 20. The applicant proposed to alter the lot line on the north-east corner a portion of the lot line of existing lot 10 and add the portion to existing lot 20. Block 1150 proposed lots 10.01 will be 238,957 sq. ft. and lot 20.01 will be 70,329 sq. ft.</p> <p>Applicant/Owner: Tompkins Point Industrial Park, LLC.</p> <p style="text-align: center;"><u>APPROVED</u></p>	<p>Minor Subdivision Zone: I-2 Ward: Architect/Engineer: Robert T. Watson; Borrie, McDonald & Watson(Surveyors) Variations: Excessive Rear Yard Coverage</p>

<p>5. CPB17-36 Address: 191-203 Bergen Street & 206 – 210 Camden Street Block: 1150 Lot: 10 & 20 Description: Changing use of an existing 3-story building from a training center facility into a private/charter high school. Applicant/Owner: New Community Employment and Training Urban Renewal Corp.</p> <p style="text-align: center;"><u>APPROVED WITH CONDITIONS</u></p>	<p>Preliminary and Final Site Zone: R-4 Ward: Central Architect/Engineer: Kristine Adam ElBouazzaoui, AIA, LEED AP; NettaArchitects Variations: Exceeding maximum front yard setback; Insufficient rear yard setback; Exceeding maximum impervious rear yard coverage.</p>
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