

NEWARK CENTRAL PLANNING BOARD AGENDA
REGULAR PUBLIC HEARING
Council Chambers – Newark City Hall
September 25, 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. CPB17-23 Address: 391-505 Delancy Street Block: 5042 Lot: 15.01 Description. 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>Preliminary & Final Site Plan, C-Variance Zone: I-3 Ward: East Architect/Engineer: Richard Burrow; Langan Engineering Variations: Excessive Front Yard Setback; Excessive Front Yard Impervious Coverage; Excessive Rear Yard Impervious Coverage; Insufficient Front Façade Transparency; Insufficient Parking Lot Trees; Insufficient Parking Lot Tree Cover; Insufficient Front Yard Trees; Insufficient Shade Trees; Excessive Number of Signs; Excessive Light Pole Height and Building Light Height; Excessive Fence Height.</p>
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<p>2. CPB17-34 Central Ave. Building Address: 209-221 Central Ave, 11-21 Hoyt Street & 64-68 Sussex Ave Block: 2835 Lot: 23.01 Existing lots: 11, 14, 17,18,19,20,23 & 30 Description. Demolition of a various industrial buildings and parking area used by NHA and construction of a new 5-story mixed use building residential with retail and office spaces, 107 parking spaces provided on lot 23.01</p> <p>Applicant/Owner: Newark Housing Authority</p>	<p>Final Site Plan, C Variance Zone: Broad Street Station Redevelopment Plan Ward: Architect/Engineer: Mark Citelle; P.E. Matrix New World Engineering, P.C. / Nicholas Netta Architects Variations: Excessive Front Yard Setback; Insufficient Parking; Insufficient Non-Street Facing Façade Transparency; Excessive Sign Quantity; Excessive Sign</p>
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Next Central Planning Board Meeting is scheduled for **October 16, 2017**

		Area; Excessive Illumination at the Property Line.
3.	<p>CPB17-38 Hoyt Street Parking Garage Address: 11-21 Hoyt Street, 64-68 Sussex Ave & 20-22 Lock Street Block: 2835 Lot: 23.02 Existing lots: 11, 14, 17,18,19,20,23 & 30 Description. Demolition of a various industrial buildings and parking area used by NHA and construction of a 5 tier parking garage with total 430 parking spaces.</p> <p>Applicant/Owner: Newark Housing Authority.</p>	<p>Final Site Plan, C Variance Zone: Broad Street Station Redevelopment Plan Ward: Architect/Engineer: Mark Citelle; P.E. Matrix New World Engineering, P.C. / Nicholas Netta Architects, Tim Haas & Associates Variations: Excessive Front Yard Setback; Insufficient Yard trees; Insufficient Illumination – no details for inside garage.</p>

3.	<p>CPB17-30 Address: 18-36 Blanchard Street- Rear Block: 5001 Lot: 12 Description: New truck terminal to provide parking and storage of 50 tractor trailers, Small office trailer, Parking for (3) employees, Proposed use will be the drop off and pickup of trucks no loading and unloading at this site and an office for security and tracking purposes.</p> <p>Applicant/Owner: 26 Blanchard Street, LLC</p>	<p>Preliminary & Final Site Plan Zone I-3 Ward: East Architect/Engineer: Daren J. Phil; P.E. Suburban Consulting Engineering, Inc. Variations: Excessive Front Yard Coverage; Excessive Rear Yard Coverage; Excessive Fence on Wall Height; Insufficient Parking Lot Landscaping-Tree Cover; Non-Conforming Parking Lot Illumination Levels; Non-Conforming Access Drive Illumination Levels.</p>
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4.	<p>CPB17-40 Address: 179 Van Buren Street Block: 1978 Lot: 27 Description: Change use of a 3 story commercial building into a veteran’s homeless shelter.</p> <p>Applicant/Owner: Independence: A Family of Services, Inc.</p>	<p>Preliminary & Final Site Plan, Conditional Use, C- Variance Zone: MX-1 Mixed use Ward: East Architect/Engineer: Roderick G. Watkins; AIA. WSM Associates, LLC. Variations: Non-conforming Front Yard Setback (existing); Insufficient Rear Yard Setback(existing); Non-conforming Side Yard Setbacks (existing); Insufficient Ground Floor Height (existing); Insufficient Façade Transparency (Front and Side); Excessive Number of Signs;</p>
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		Insufficient Yard Trees; Insufficient Shade Trees
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- VI. Memorialization of Resolutions:**
37-45 Tompkins Pont Road CPB-17-03
308 Mount Pleasant AvenueCPB17-31

- VII. Adjournment**