

**NEWARK CENTRAL PLANNING BOARD DETERMINATION AGENDA
REGULAR PUBLIC HEARING
Council Chambers – Newark City Hall - 2nd Floor
September 28, 2015
6:30 PM**

**Central Planning Board Determination
for The Hearing of **September 28, 2015****

The below listed items were before the Central Planning Board for site plan/subdivision approval. Those that received approval have the words **“APPROVED FOR FINAL SITE PLAN” OR “APPROVED FOR PREL/FINAL SITE PLAN” OR “APPROVED FOR MINOR SITE PLAN”** 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:

1.	Proposed Revisions to the Proposed Third Amendment to the Newark Living Downtown Redevelopment Plan. Formal action may be taken. APPROVED	
2.	Proposed Adoption and Recommendation to Municipal Council of the proposed 360 NY Ave Redevelopment Plan. Formal action may be taken. APPROVED	
3.	Referral from the Newark Landmarks and Historic Preservation Commission of proposed designation of 60-64 Union Street, known as the Dietze Building, as a Historic Landmark. Formal action may be taken. APPROVED	
4.	<p>CPB 15-05 1139-1153 Broad Street; Gasoline Station with Convenience Store Block: 2814; Lot: 19 Description: Express gas station at 1,660 square feet convenience store with associated sixteen (16) fueling position gasoline canopy. Hour of operation 24/7 days a week with (12-15) employees and (12) parking spaces.</p> <p>Applicant/Owner: Lilac Development Group, LLC ADJOURNED TO 11/9/15</p>	<p>Preliminary and Final Site Plan Zone: Broad Street/Murray Street Redevelopment Plan Ward: East Architect: Joseph R. Asfour; Alza Design, LLC Variances: Insufficient rear yard and Signage.</p>

5.	<p>CPB 15-58 34-62 Avenue K; Bakery Expansion Block: 5038 ; Lot(s): 64.01 & 106.02 Description: Multi-story 159,403 square feet masonry building housing a bakery to receive an addition of 4,568 square feet to be used as a freezer. Height of building (45 feet 6 inches), Hours of operation Monday – Friday 24 hours with approximately 130 employees and 67 parking spaces.</p> <p>Applicant/Owner: Amsterdam Urban Renewal, Inc. c/o Carlos Viera</p> <p>APPROVED WITH CONDITIONS</p>	<p>Preliminary and Final Site Plan Zone: I-3 (Heavy Industrial) Ward: East Architect: Daniel A. Roma; Artek Studio, LLC Variances: Insufficient side yard, insufficient transparency at front façade, fence height, maximum impervious front and rear yards, and parking lot landscaping.</p>
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Memorialization of Resolutions

1. 637 Ferry Street; Vida’s Café’ – CPB15-31
2. 223-225 & 235-237 Bloomfield Ave; Dental Ctr. – CPB15-56
3. 214-252 Doremus Avenue; Trailer parking – CPB15-37
4. Referral of Third Amendment to the Newark Living Downtown Redevelopment Plan to Municipal Council
5. Referral of 360 New York Avenue to Municipal Council
6. Referral of 60-64 Union Street Historic Landmark Designation to Municipal Council

Next Central Planning Board Meeting is scheduled for **October 5, 2015**.