

Central Planning Board Determination for The Hearing of **November 9, 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:

NEWARK CENTRAL PLANNING BOARD AGENDA REGULAR PUBLIC HEARING Council Chambers – Newark City Hall **November 9, 2015** **6:30 PM**

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

1.	CPB 15-70 Address: 403 -433 South Orange Ave.; NPS West Side High School Block: 1785; Lot: 49 Description: Installation of an LED Digital Monument Sign. House of operation 7:00am to 8:00pm. Applicant/Owner: Newark Public Schools APPROVED WITH CONDITIONS – 11-9-15	Courtesy Review Zone: R-3 (Residential 1-3 Family & Town House) Ward: West Architect/Engineer: Lorrie Sciabarasi, AIA; Comito Associates, PC Variances: N/A
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2.	<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 APPROVED WITH CONDITIONS – 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>
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3.	<p>CPB 15-30 Address: 436-442, 444-448 Central Avenue Block: 1843; Lot(s): 1,4,15,15 and 17 Description: Alteration and renovation of existing mixed-use commercial building with a laundromat, convenience store, take out restaurant and a day care center on the first floor. First floor to remain unchanged, second and third floors will be converted from offices to residential with nine (9) units on each floor for a total of 18 units and 21 parking spaces.</p> <p>Applicant/Owner: Mohamed Abdulla APPROVED WITH CONDITIONS – 11-9-15</p>	<p>Preliminary and Final Site Plan Zone: C-2 (Community Commercial) Ward: West Architect/Engineer: Lloyd S. Stephenson, Jr. Variances: Maximum impervious front and rear yard, insufficient side and rear yard setbacks and insufficient building transparency.</p>
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4.	<p>CPB 15-44 Address: 167 Lafayette Street; Two Apartments and one Store Block: 193; Lot: 22 Description: Two and a half story masonry and frame building at 3,809 square feet. Interior alterations to an existing two family dwelling to be used as one (1) store at the basement level and the existing two apartments to remain. Hours of operation 8:00am – 8:00pm with two (2) employees.</p> <p>Applicant/Owner: Henrique Silva APPROVED WITH CONDITIONS – 11-9-15</p>	<p>Preliminary and Final Site Plan Zone: MX-1 (Mixed Use 1 (Residential & Commercial)) Ward: East Architect/Engineer: Daniel A. Roma, AIA; Artek Studio, LLC Variances: Insufficient lot size and lot width, Insufficient rear yard setback, Maximum rear yard and impervious coverage, Front façade transparency.</p>
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Next Central Planning Board Meeting is scheduled for **November 23, 2015.**

5.	<p>CPB 15-69 Address: 436-478 Wilson Avenue; Ruggiero Realty Block: 5046; Lot: 35 (to become 35.01 and 35.02) Description: Minor subdivision creating a total of (2) two new lots from one (1) lot of approx. 475,576 square feet. One lot will house solely the existing freezer storage facility and the remaining lot to house the existing truck terminal facilities. An easement for ingress and egress is proposed for lot 35.02 which has no direct access to Wilson Avenue.</p> <p>Applicant/Owner: Ruggiero Realty, L.L.C. APPROVED WITH CONDITIONS – 11-9-15</p>	<p>Minor Subdivision Zone: I-3 (Heavy Industrial) Ward: East Architect/Engineer: James D. Sens, PLS; Matrix New World Engineering, Inc. Waiver: No direct access to a public street.</p>
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6.	<p>CPB15-50 Address: 25-41 Garabaldi Ave; Lusa Enterprises Block: 5092.04; Lots: 127,128,129,130,132 Description: Construction of five (5) new two family dwellings homes in subdivided lots. Two (2) two-family dwellings at 4,485 square feet; two (2) two family dwellings at 4,555 square feet and one (1) two-family dwelling at 4,548 square feet.</p> <p>Applicant/Owner: Lusa Enterprises, Inc. ADJOURNED UNTIL 11-23-15</p>	<p>Preliminary and Final Site Plan and Major Subdivision Zone: R-3 (Family & Town House) Ward: South Architect/Engineer: Joseph R. Asfour; Alzra Design, LLC Variances: Excessive lot coverage, insufficient lot area and lot width.</p>
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7.	<p>CPB15-71 Address: 84-128 Lockwood Street Block: 2412; Lot: 17 Description: To be used for processing and distribution of fruits and vegetables with on-site parking with 192 trailer spaces, 68 truck spaces and 21 car spaces. Hours of operation 24 hours/7 day a week with 50-75 employees.</p> <p>Applicant/Owner: 84 Lockwood Street, LLC ADJOURNED UNTIL 11-23-19</p>	<p>Preliminary and Final Site Plan Zone: I-2 (Medium Industrial) Ward: East Architect/Engineer: Steven Napolitano, P.E., CME, LEED AP Principal; SNA Architects & Engineers, P.C. Variances: Rear and front yard maximum impervious coverage, Minimum building transparency and orientation of primary entrance.</p>
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VI. Memorialization of Resolutions

1. 403-433 South Orange Avenue – CPB15-70
2. 69-199 Blanchard St; 78-202 Blanchard St. – CPB15-54

VII. Adjournment

1. 25-41 Garabaldi Ave; Lusa Enterprises – CPB15-50
2. 84-128 Lockwood Street – CPB15-71

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