

## Central Planning Board Determination for The Hearing of **November 23, 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 23, 2015** **6:30 PM**

- I. OPENING STATEMENT (SUNSHINE LAW/MUNICIPAL LAND USE LAW)
  - II. ROLL CALL
  - III. MINUTES
  - IV. COMMUNICATIONS
  - V. PUBLIC HEARING
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1. PROPOSED REDEVELOPMENT AREA INVESTIGATION IN ACCORDANCE WITH THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (NJSA 40A:12A) OF PROPERTIES WITHIN THE SOUTH BERGEN STREET STUDY AREA, AN AREA GENERALLY BOUNDED BY MADISON AVENUE TO THE NORTH AND WEEQUAHIC AVENUE TO THE SOUTH INCLUDING PROPERTIES ALONG BERGEN STREET, CHADWICK AVENUE, CLINTON AVENUE, HAWTHORNE AVENUE, LYONS AVENUE AND WEEQUAHIC AVENUE. FORMAL ACTION MAY BE TAKEN.  
**APPROVED – 11-23-2015**
  2. Essex County Vocational Complex – Courtesy Review  
**APPROVED – 11-23-2015**

3.	<p><b>CPB15-50</b>  <b>Address: 25-43 Garibaldi; Lusa Enterprises</b>  <b>Block: 5092.04; Lots: 127-130 &amp; 132</b>  <b>Description:</b> Construction of five (5) new two (2) family dwellings in subdivided vacant lots. Lot area at 16,733.02 square feet with ten (10) units and ten (10) parking spaces.</p> <p><b>Applicant/Owner:</b> Lusa Enterprises, Inc.  <b>ADJOURNED UNTIL – 12-21-2015</b></p>	<p><b>Preliminary and Final Site Plan and Major Subdivision</b>  Zone: R-3 (1-3 Family &amp; Town House)  Ward: South  Architect/Engineer: Joseph R. Asfour, Alzra Design, LLC.  Variances: Insufficient rear yard, excessive lot coverage, insufficient lot area and lot width.</p>
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4.	<p><b>CPB15-52</b>  <b>Address: 196-198 Market Street</b>  <b>Block: 164; Lot: 18</b>  <b>Description:</b> Existing 18,174 square feet commercial spaces to remain with eighteen (18) new apartments with three (3) apartments per floor with new addition at rear of building. Hours of operation, Monday to Friday from 9:00am to 6:00pm and Saturday from 10:00am to 3:00pm.</p> <p><b>Applicant/Owner:</b> Rajesh Pipalia  <b>APPROVED W/CONDITIONS – 11-23-15</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: Living Downtown  Redevelopment Plan  Ward: Central  Architect/Engineer: Paul V. Giammona, R.A.; Brick City Reconstruction  Variances: None</p>
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5.	<p><b>CPB 15-57</b>  <b>Address: 25-29 Cottage St.; (Block: 877; Lot: 41)</b>  <b>92-96 Walnut St.; (Block: 877; Lot: 26)</b>  <b>Description:</b> Construction of a new three (3) story mixed use building of 7,275 square feet with two (2) commercial spaces on the first floor and eight (8) apartments. Four (4) apartments on the second and third floors for a total of 14,123 square feet. Hours of operation Monday to Saturday from 8:00am and – 8:00pm with nine (9) parking spaces and four (4) employees.</p> <p><b>Applicant/Owner:</b> S &amp; P, LLC/SanJeev Verma  <b>APPROVED W/CONDITIONS – 11-23-15</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: Living Downtown  Redevelopment  Ward: East  Architect/Engineer: Daniel A. Roma, RA, Artek Studio, LLC  Variances: Minimum lot size and lot width.</p>
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Next Central Planning Board Meeting is scheduled for **December 7, 2015.**

<p><b>6.</b> <b>CPB 15-71</b>  <b>Address: 84-128 Lockwood Street</b>  <b>Block: 2412; Lot: 17</b>  <b>Description:</b> To be used as accessory truck terminal for processing and distribution of fruits and vegetables with onside parking at 54,440 square feet with 192 trailer spaces, 68 truck spaces, 21 car spaces available and 113 car spaces needed.</p> <p><b>Applicant/Owner:</b> 84 Lockwood Street, LLC</p> <p><b>APPROVED W/CONDITIONS – 11-23-15</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: I-2 (Medium Industrial)  Ward: East  Architect/Engineer: Steven Napolitano, P.E., P.P., CME, LEED AP Principal; SNS Architects &amp; Engineers, P.C.  Variances: Rear yard, façade transparency and parking front entrance orientation.</p>
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**VI. Memorialization of Resolutions**

1. 1139-1153 Broad St., Gasoline Station with Convenience Store – CPB15-05
2. 436-442, 444-448 Central Avenue – CPB15-30
3. 167 Lafayette Street; Two Apartments and one store – CPB15-44

**VII. Adjournment**

1. 25-43 Garibaldi; Lusa Enterprises – CPB15-50