

Newark

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Mark Barksdale
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Central Planning Board Determination for The Hearing of **December 21, 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 **December 21, 2015** 6:30 PM

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

1.	<p>CPB15-50 Address: 25-45 Garibaldi Avenue; Lusa Enterprises Block: 5092.04; Lot: 127,128,129,130 and 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 TO – 01/25/16</p>	<p>Preliminary Site Plan and Preliminary Major Subdivision Zone: R-3 (Family & Town House) Ward: South Architect/Engineer: Joseph R. Asfour; Alzra Design, LLC Variances: Insufficient Rear Yard, Insufficient Front Yard. Excessive lot coverage and insufficient transparency.</p>
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2.	<p>CPB 15-73 Address: 2-18 Richard Street, 490-508 Raymond Boulevard, and 42-58 Schalk Street Block: 2469; Lot: 11 Description: Interior alterations to an existing warehouse and distribution building to divide the space into a 37,215 square feet warehouse and distribution facility and a 17,706 square feet private club with five (5) volleyball courts.</p> <p>Applicant/Owner: Club Ecuador Corp. APPROVED -12/21/2015</p>	<p>Preliminary and Final Site Plan Zone: Riverfront Pub Access Ward: East Architect: Daniel A. Roma; Artek Studio, LLC Variances: Excessive lot coverage and insufficient side yard, transparency, and on-site parking</p>
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Memorialization of Resolutions

1. 258-272 Sherman Avenue; 55-59 Branford Street – CPB15-55
2. 487-493 South Street – CPB15-03
3. 23-27 Washington Street – CPB15-72
4. 1139-1153 Broad Street; 39-43 Gillette Place; 80-88 Murray Street-CPB15-05
5. 2016 Board Attorney’s Contract

VI. Adjournment

Next Central Planning Board Meeting is scheduled for **January 11, 2016**.