

NEWARK CENTRAL PLANNING BOARD AGENDA
REGULAR PUBLIC HEARING
Council Chambers – Newark City Hall
January 25, 2016
6:30 PM

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

1.	<p>CPB 15-50 Address: 25-45 Garibaldi Avenue; Lusa Enterprises Block: 5092.04; Lot: 127, 128, 129, 130, and 132 <u>Description:</u> 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.</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; excessive driveway width, excessive number of driveways.</p>
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2.	<p>CPB 15-62 Address: 100 Jabez Street Block: 1009; Lot: 39.02 <u>Description:</u> Alterations to the first floor apartment of an existing 3-family home, with a lot area of 3,750 sq. ft. Changing the use from a two-car garage, to an enlarged living room with an outdoor patio and the existence of the required 3-car parking capacity.</p> <p>Applicant/Owner: Edward and Sohia Pinto</p>	<p>Preliminary and Final Site Plan Zone: MX-1 Ward: EAST Architect: Joseph R. Asfour; Alzra Design, LLC Variances: insufficient rear yard; excessive driveway width; excessive building height; excessive front yard coverage; insufficient building façade transparency.</p>
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3.	<p>CPB 15-68 Address: 82-84 Jackson Street Block: 1991; Lot: 46 & 47 Description: Building an 8 unit apartment building with a ground floor area of 780 sq. ft.; a landscape of 596 sq. ft.; and a parking and circulation of 3,749 sq. ft., with a total of 5,098 sq. ft. in an R-4 low rise multifamily residential zone.</p> <p>Applicant/Owner: Galluisi Custom Home, LLC/Peter Galluisi</p>	<p>Preliminary and Final Site Plan Zone: R-4 Ward: EAST Architect: Daniel A. Roma/Artek Studio, LLC Variances: Insufficient lot size; exceeds max impervious rear yard; exceeds max lot coverage; Insufficient lot width; insufficient side yard.</p>
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4.	<p>CPB 15-72 Address: 23-27 Washington St. /1-17 James St. Block: 32 Lots: 40, 46, 48 & 50 Description: Within the Broad St. Station District Redevelopment Plan Area, Sub District C: Washington Park Cultural District applicant proposes to renovate an existing church and two adjacent and connected buildings converting their use to offices. No addition or expansion of the current building envelope or building height is proposed. There will be an increase in the interior floor area by the addition of additional floors and mezzanines.</p> <p>Applicant/Owner: James & Washington St. Holdings, LLC</p>	<p>Final Site Plan Zone: Broad Street Station Redevelopment Ward: Central Architect/Engineer: Vincent Facchino, JMP Management Variances: Exceeding building & fence height, maximum number of wall signs.</p>
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VI. Memorialization of Resolutions

1. West Ward MNI Area 1- Area in Need of Redevelopment Blight Designation
2. 2-18 Richard Street – CPB15-73
3. 131-137 Chapel Street – CPB15-65
4. 118-134 Adams Street – CPB15-80

VII. Adjournment