

Central Planning Board Determination For The Hearing of February 08, 2016

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 February 8, 2016 6:30 PM

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

<p>1. 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 for Audible.com. 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. ADJOURNED FROM 1/25/2016 Applicant/Owner: James & Washington St. Holdings, LLC</p> <p style="text-align: center;">APPROVED</p>	<p>Final Site Plan Zone: Broad Street Station Redevelopment Ward: Central Architect/Engineer: Vincent Facchino, JMP Management Variances: Excessive Building Height; Excessive Fence Height; Excessive Number of Wall Signs.</p>
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2.	<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 on 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>ADJOURNED FROM 1/25/2016</p> <p>Applicant/Owner: Lusa Enterprises, Inc.</p> <p style="text-align: center;">ADJOURNED until 04/18/2016</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 <u>Variations:</u> Insufficient Rear Yard, Insufficient Front Yard; Excessive Lot Coverage; Insufficient Transparency; Excessive Driveway Width; Excessive Number of Driveways.</p>
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3.	<p>CPB 15-74 Address: 253-255 Ferry Street Block: 2036 Lots: 1 <u>Description:</u> Extension of restaurant space by converting existing attached garage to provide seating on ground floor and roof terrace above. No changes to the existing building floor area. ADJOURNED FROM 1/11/2016</p> <p>Applicant/Owner: Haydee Soares</p> <p style="text-align: center;">APPROVED with Conditions</p>	<p>Preliminary and Final Site Plan Zone: C-2 Community Commercial Ward: East Architect/Engineer: ASA and Zambrano Architects <u>Variations:</u> Excessive Side Yard Setback; Insufficient Ground Floor Height; Insufficient Building Transparency; Excessive Illumination.</p>
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4.	<p>CPB 15-68 Address: 82-84 Jackson Street Block: 1991; Lot: 46 & 47 <u>Description:</u> Construction of an 8-unit apartment building with a total area of 5,098 sq. ft. in an R-4 low rise multifamily residential zone. ADJOURNED FROM 1/25/2016 Applicant/Owner: Gialluisi Custom Home, LLC/Peter Galluisi</p> <p style="text-align: center;">ADJOURNED until 03/07/2016</p>	<p>Preliminary and Final Site Plan Zone: R-4 Ward: East Architect: Daniel A. Roma/Artek Studio, LLC <u>Variations:</u> Insufficient Lot Size; Excessive Impervious Rear Yard; Excessive Lot Coverage; Insufficient Lot Width; Insufficient Side Yard.</p>
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Next Central Planning Board Meeting is scheduled for **February 22, 2016**.

5.	<p>CPB 15-62 Address: 100 Jabez Street Block: 1009; Lot: 39.02 Description: 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.</p> <p>ADJOURNED FROM 1/25/2016</p> <p>Applicant/Owner: Edward and Sohia Pinto APPROVED</p>	<p>Preliminary and Final Site Plan Zone: MX-1 Ward: East Architect: Joseph R. Asfour; Alzra Design, LLC Variations: Insufficient Building Transparency; Insufficient Rear Yard; Excessive Lot Coverage; Excessive Impervious Yard; Excessive Building Height; Excessive Front Yard Fence Height; Excessive Lighting at Property Line; Nonconforming Fence Design; Insufficient Parking Design Width; Excessive Driveway Width.</p>
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6.	<p>CPB 16-02 Address: 80 Doremus Avenue Block: 5011 Lots: 1 Description: Construction of tank and truck wash facility on existing foundation of previously approved and built tank and truck wash facility that was demolished. Improvements include site paving, drainage, and tank storage upgrades.</p> <p>Applicant/Owner: Quality Distributions Inc. APPROVED</p>	<p>Preliminary and Final Site Plan Zone: I-3 Ward: East Architect/Engineer: Angelo Bafaino, P.E./Hatch Mott MacDonald Variations: Insufficient Rear Yard; Orientation of Primary Entrance.</p>
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VI. Memorialization of Resolutions

1. West Ward MNI Area 1- Area in Need of Redevelopment Blight Designation
2. 10-14 West Kinney Place/478-480 Washington Street – CPB15-80
3. 2-18 Richard Street – CPB15-73
4. 131-137 Chapel Street – CPB15-65
5. 118-134 Adams Street – CPB15-80

VII. Adjournment

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