

Central Planning Board Determination For The Hearing of February 22, 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 COURTESY REVIEW OR "APPROVED FOR PREL/FINAL SITE PLAN" OR "MINOR SUBDIVISION"** 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 22, 2016 6:30 PM

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

1.	CPB16-05 Address: 276-300 Clinton Avenue Block: 2670; Lot: 1.14 Description: Proposed one-story ambulatory health care facility, administrative offices and multi-purpose room. The proposed ambulatory care facility will be located in Building A on the western (Johnson Ave) portion of the lot. The multi-purpose rooms and administrative offices will be located in Building B on the eastern (Milford Ave) portion of the lot. Total ground floor area of the buildings and connecting structure will be 12,740 square feet. Some additional alterations to the existing site, such as new stairs and rails, new refuse areas, and a new parking area with	Courtesy Review Zone: R-3 Ward: South Architect/Engineer: George E. Jones, AIA; Johnson Jones Architect Variances: N/A
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<p>new curbing behind Building B are also proposed.</p> <p>Applicant/Owner: City of Newark, Department of Economic and Housing Development</p> <p style="text-align: center;">ADJOURNED until 02/29/2016</p>	
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<p>2. CPB16-01 Address: 49-55 Liberty Street Block: 871; Lot: 28 Description: Construction of a new fifth floor on top of the existing four story building. The proposed fifth floor addition will include five classrooms which will range in size from 800 sq. ft. to 960 sq. ft., a fitness room of approximately 1,600 sq. ft., several small offices, storage space, restrooms as well as stairs and two elevators.</p> <p>Applicant/Owner: Jose Lopez, LLC</p> <p style="text-align: center;">APPROVED</p>	<p>Preliminary and Final Site Plan Zone: Living Downtown Redevelopment Ward: Central Architect/Engineer: Joaquin R. Bouzas; Inglese Architecture & Engineering Variances: None.</p>
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<p>3. CPB 15-79 Address: 1-55 Market Street Block: 83 Lot: 1 Description: Construction of an addition to the existing Yamba Building on the campus. The proposed addition will be approximately 17,600 sq. ft. in area, within a 3-story structure on the east side of the building. The addition includes 12 new classrooms, restrooms, break-out rooms and an elevator to provide access between the floors. Some alterations to the existing plaza, such as resetting brick pavers and installing new stairs and rails in front of the building are also proposed to accommodate the building addition.</p> <p>Applicant/Owner: Essex County College</p> <p style="text-align: center;">COURTESY REVIEW</p>	<p>Courtesy Review Zone: INST (Institutional) Ward: Central Architect/Engineer: John Capazzi, AIA; RSC Architects Variances: N/A</p>
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Next Central Planning Board Meeting is scheduled for **March 07, 2016**

<p>4.</p>	<p>CPB16-07 Address: 810-830 South Orange Avenue, 11-37 & 7-9 Ashland Street, 410-422 South 14th Street Block: 317; Lots: 1-8, 11, 14, 15, 21, 56 & 58 Description: Merger and reconfiguration of the existing 14 lots into two lots. Proposed lot 21.01 is a 38,142 sq. ft. through lot, occupied by the school building, access driveways from 14th Avenue and Ashland Street, and parking areas with frontage on Ashland Street and 14th Avenue. Proposed Lot 1.01 is a 62,663 sq. ft. corner lot that will be occupied by the sports/soccer field, an amphitheater and storage shed. It is created by merging lots 1-8, 11, 14, 15, 56, 58 and a 15,823 sq. ft. portion of lot 21.</p> <p>Applicant/Owner: Ashland School, Inc.</p> <p style="text-align: center;">APPROVED</p>	<p>Minor Subdivision Zone: R-3 and C-2 Ward: West Architect/Engineer: Carl P. O'Brien, P.E.; Maser Consulting P.A. Variations: Excessive Front Yard; Insufficient Rear Yard; Excessive Side Yard; Excessive Lot Coverage; Excessive Accessory Use Area: Storage Shed.</p>
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VI. Memorialization of Resolutions

1. 23-27 Washington St./1-17 James St.– CPB15-72
2. 253-255 Ferry Street – CPB15-74
3. 100 Jabez Street – CPB15-52
4. 80 Doremus Avenue – CPB16-02

VII. Adjournment