

## Central Planning Board Determination for The Hearing of **March 7, 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 **March 7, 2016** 6:30 PM

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

1.	The vacation of a portion of Blanchard Street by Morris Fairmount Associates Urban Renewal, LLC to accommodate construction of a 670,350 square foot warehouse, which was approved by the Central Planning Board on October 19, 2015 and memorialized on November 9, 2015.  <p style="text-align: center;"><b>APPROVED</b></p>
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2.	<p><b>CPB16-06</b>  <b>Address: 660-680 Clinton Avenue</b>  <b>Block: 3039; Lots: 48</b>  <u><b>Description:</b></u> Proposal for a 1,412 sq. ft. daycare center for 35 children (ages infant to 2.5 years) in an existing commercial strip.</p> <p><b>Applicant/Owner:</b> Clinton Plaza Realty, LLC</p> <p style="text-align: center;"><b>APPROVED</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: C-2  Ward: South  Architect/Engineer: Rui Amaral;  Rui Amaral Architect  <b>Variations:</b> Excessive Front Yard (existing); Insufficient Rear Yard (existing); Excessive Side Yard (existing); Excessive Front Yard Coverage (existing); Excessive Rear Yard Coverage (existing); Insufficient Front Façade Transparency (existing); Insufficient Side and Rear Façade Transparency (existing); Non-permitted Building Type (existing)</p>
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3.	<p><b>CPB15-67</b>  <b>Address: 265-269 Broad Street (AKA 16-20 Clark Street)</b>  <b>Block: 442.01; Lots: 24, 25, 58 &amp; 59</b>  <u><b>Description:</b></u> Proposed new parking lot for 17 cars with a parking area of 2,850 sq. ft. to be used by a mixed-use building located at 95 Broadway containing 5 stores and 10 apartments.</p> <p><b>Applicant/Owner:</b> LB Associates, LLC/Jorge Lopes</p> <p style="text-align: center;"><b>APPROVED</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: C-2  Ward: Central  Architect/Engineer: Daniel A. Roma; Artek Studio, LLC  <b>Variations:</b> None</p>
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Next Central Planning Board Meeting is scheduled for **March 21, 2016.**

4.	<p><b>CPB 15-68</b>  <b>Address: 82-84 Jackson Street</b>  <b>Block: 1991; Lot: 46 &amp; 47</b>  <b>Description:</b> 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.</p> <p><b>ADJOURNED FROM 2/08/2016</b></p> <p><b>Applicant/Owner:</b> Gialluisi Custom Home, LLC/Peter Gialluisi</p> <p><b>ADJOURNED TO 4/04/2016</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: R-4  Ward: East  Architect: Daniel A. Roma/Artek Studio, LLC  <b>Variations:</b> Insufficient Lot Size; Excessive Impervious Rear Yard; Excessive Lot Coverage; Insufficient Lot Width; Insufficient Side Yard.</p>
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**Memorialization of Resolutions**

1. 49-55 Liberty Street – CPB16-01
2. 1-55 Market Street – CPB15-79
3. 276-300 Clinton Ave – CPB16-05

**VI. Adjournment**

Next Central Planning Board Meeting is scheduled for **March 21, 2016.**