

Central Planning Board Determination For The Hearing of **March 21, 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 21, 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>PROPOSED REDEVELOPMENT OF FORMER PABST BREWERY SITE. AN AREA COMPRISED OF (27) TAX LOTS ENCOMPASSING A PORTION OF (2) TAX BLOCKS AND (3) ENTIRE TAX BLOCKS IN THE FAIRMOUNT NEIGHBORHOOD IN THE WEST WARD. A PORTION OF THE PLAN HAS BEEN DETERMINED TO BE "AN AREA IN NEED OF REDEVELOPMENT" PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL) AT N.J.S.A. 40A:12A-1 ET SEQ. BY RESOLUTION OF THE CITY OF NEWARK MUNICIPAL COUNCIL FOLLOWING A RECOMMENDATION BY THE CITY OF NEWARK CENTRAL PLANNING BOARD. THE REDEVELOPMENT AREA IS IDENTIFIED AS BLOCK 4001, LOTS 1,2,3,4,5,6,7,8,9,19,20,21 AND 32; AND BLOCK 4002, LOTS 1,18,19,20 AND 30.</p> <p style="text-align: center;">APPROVED</p>
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2.	<p>CPB16-08 Address: 105-161 Hyatt Lane Block: 5020 Lot: 69.01, 69.03-69.09, 92.02 Description: Proposed to construct a new building for use as a freezer warehouse on existing vacant land, with a total of 309,106 sq. ft. with accessory office uses. Proposed project will have 101 car and 71 truck parking spaces on site.</p> <p>Applicant/Owner: GPB Cold Storage Holdings, LLC</p> <p style="text-align: center;">PRELIMINARY APPROVAL ONLY</p>	<p>Preliminary and Final Site Plan, and Minor Subdivision Zone: I-3 Ward: East Architect/Engineer: B.A. Bohler; Bohler Engineering Variations: Excessive illumination at property line, excessive illumination level at entrance; excessive illumination at pedestrian walkway; insufficient landscaping; excessive impervious rear yard; excessive impervious front yard; excessive front yard; insufficient building transparency; excessive building light height; excessive sign area; excessive driveway width.</p>
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3.	<p>CPB 16-10 Address: 78-202 & 69-199 Blanchard Street Block: 5001 Lot: 40, 42, 46, 48, 49, 50, and 93. Block: 2438 Lot: 74, 76, 78, 80, 82, 84, 85, and 92. Description: Amended site plan for 1,006,083 sq. ft. warehouse/distribution for fabrication and assembly of cabinets and related products with ancillary offices, showroom, and parking for 263 cars. Changes from previous approval consist of conversion of trailer-parking spaces into car-parking spaces, slight alteration to the building footprint, and incorporation of a large mezzanine area within the building.</p> <p>Applicant/Owner: Morris Fairmount Associates Urban Renewal, LLC</p> <p style="text-align: center;">APPROVED</p>	<p>Amended Final Site Plan Zone: I-2 & I-3 Ward: East Architect/Engineer: Eric Ballou, P.E.; InSite Engineering Variations: Excessive front yard; insufficient building transparency; excessive fence height; excessive number of signs; excessive driveway width; excessive building light height; insufficient tree cover; insufficient parking lot trees.</p>
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Next Central Planning Board Meeting is scheduled for **April 4, 2016**.

VI. Memorialization of Resolutions

1. 660-680 Clinton Avenue **-CPB 16-06**
2. 265-269 Broad Street (AKA 16-20 Clark Street) **-CPB 15-67**
3. Blanchard Street Vacation by Morris Fairmount Associates Urban Renewal, LLC

VII. Adjournment

Next Central Planning Board Meeting is scheduled for **April 4, 2016**.