Newark

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Central Planning Board Determination for The Hearing of April 4, 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
April 4, 2016
6:30 PM

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

1.	**CPB16-08** **Address: 105-161 Hyatt Lane** **Block: 5020 Lot: 69.01, 69.03-69.09, 92.02** **Description:** Proposal 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. ADJOURNED FROM 03/21/2016	**Final Site Plan and Minor Subdivision** Zone: I-3 Ward: East Architect/Engineer: B.A. Bohler; Bohler Engineering **Variances:** Excessive illumination at property line, excessive illumination level at entrance; excessive illumination at pedestrian walkway; insufficient

	Applicant/Owner: GPB Cold Storage Holdings, LLC **ADJOURNED until 04/18/2016**	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.

2.	**CPB 15-68** **Address: 82-84 Jackson Street** **Block: 1991; Lot: 46 & 47** **Description:** 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 02/08/2016 **Applicant/Owner:** Peter Gialluisi; Gialluisi Custom Home, LLC **APPROVED with Conditions**	**Preliminary and Final Site Plan** Zone: R-4 Ward: East Architect: Daniel A. Roma/Artek Studio, LLC **Variances:** Insufficient Lot Size; Insufficient Lot Width; Insufficient Side Yard; Excessive Lot Coverage; Excessive Rear Yard Impervious Coverage; Insufficient Building Façade Transparency; Excessive Lighting at Property Line; Excessive Driveway Width.

3.	**CPB16-11** **Address: 34-62 Avenue K** **Block: 5038; Lot: 64.01 &106.02** **Description:** The applicant had previously been approved by the Board on September 28, 2015, to construct a 4,568 sq. ft. freezer storage addition to the existing bakery on the property. The applicant is proposing to further expand the freezer storage area by an additional 3,246 square feet. With this expansion, the new freezer space proposed on the property will be 7,814 square feet. **Applicant/Owner:** Carlos Viera; Amsterdam Urban Renewal, Inc. **APPROVED with Conditions**	**Amended Final Site Plan** Zone: I-3 Ward: East Architect/Engineer: Daniel A. Roma; Artek Studios, LLC **Variances:** Insufficient Side Yard; Insufficient Rear Yard; Excessive Front Yard Setback; Excessive Front Yard Impervious Coverage; Excessive Rear Yard Impervious Coverage; Excessive Building Coverage; Insufficient Façade Transparency; Insufficient Parking Lot Landscaping; Insufficient Front Yard Trees; Excessive Fence Height; Unscreened Mechanical Equipment.

Next Central Planning Board Meeting is scheduled for **April 18, 2016**

4.	**CPB 16-03** **Address: 2-12 Gouverneur Street** **Block: 441 Lots: 30, 33, 34, 35, 37, & 68** **Description:** Proposal for a commercial building with a ground flood area of 9,140 square feet and a total area of 18,000 square feet. The first floor will be reserved for retail uses, and the second floor for retail and office space. A parking lot with 19 spaces will be provided as an accessory to the commercial space. **Applicant/Owner:** Albert Nigri; Equity Management, LLC **ADJOURNED until 4/18/2016**	**Preliminary and Final Site Plan and Minor Subdivision** Zone: C-2 Ward: Central Architect/Engineer: Daniel A. Roma; Artek Studio, LLC/Neglia Engineering Associates **Variances:** Excessive Side Yard; Excessive Lot Coverage; Excessive Fence Height; Excessive Screening; Refuse Area; Insufficient Landscaping; Excessive Illumination; Insufficient Loading Area Dimensions.

VI. Memorialization of Resolutions

1. 105-161 Hyatt Lane – CPB16-08 –**ADJOURNED**
2. 78-202 & 69-199 Blanchard Street – CPB16-10
3. Pabst Brewery Redevelopment

VII. Adjournment

Next Central Planning Board Meeting is scheduled for **April 18, 2016**