

Central Planning Board Determination for The Hearing of April 18, 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 18, 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>CPB15-50 Address: 25-41 Garibaldi Avenue; Lusa Enterprises Block: 5092.04; Lots: 127, 128, 129, 130, and 132 Description: Construction of four (4) new three-family dwellings on subdivided lots. Two (2) three-family dwellings at 4,555 square feet; one (1) three-family dwelling at 4,596 square feet and one (1) three-family dwelling at 4,495 square feet.</p> <p>ADJOURNED FROM 2/8/2016</p> <p>Applicant/Owner: Lusa Enterprises, Inc.</p> <p style="text-align: center;">APPROVED with Conditions</p>	<p>Preliminary and Final Site Plan and Major Subdivision Zone: R-3 (Family & Townhouse) Ward: South Architect/Engineer: Joseph R. Asfour; Alza Design, LLC Variations: Insufficient Front Yard; Insufficient Lot Width; Excessive Rear Yard Impervious Coverage; Insufficient Transparency; Excessive Side Yard.</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: 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.</p> <p>ADJOURNED FROM 4/4/2016</p> <p>Applicant/Owner: GPB Cold Storage Holdings, LLC</p> <p>APPROVED with Conditions</p>	<p>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>CPB16-03 Address: 2-12 Gouverneur Street Block: 441 Lots: 30, 33, 34, 35, 37, & 68 Description: Proposal for a commercial building with a ground floor 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.</p> <p>ADJOURNED FROM 4/4/2016</p> <p>Applicant/Owner: Albert Nigri; Equity Management, LLC</p> <p>WITHDREW APPLICATION</p>	<p>Preliminary and Final Site Plan and Minor Subdivision Zone: C-2 Ward: Central Architect/Engineer: Daniel A. Roma; Artek Studio, LLC/Neglia Engineering Associates Variations: Excessive Side Yard; Excessive Lot Coverage; Excessive Fence Height; Excessive Screening; Refuse Area; Insufficient Landscaping; Excessive Illumination; Insufficient Loading Area Dimensions.</p>
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4.	<p>CPB15-76 Address: 348-354 Washington Street (aka 41 Hill Street) Block: 96 Lots: 22, 23, 29, 30, 31, and 32 <u>Description:</u> Proposal to update the existing playground area with new equipment, layout, surfacing, landscaping, and fencing. Total project area is approximately 8,240 square feet. The playground area equals 6,458 square feet.</p> <p>Applicant/Owner: Newark Day Center/Newark Public Schools</p> <p style="text-align: center;">APPROVED</p>	<p>Courtesy Review Zone: Living Downtown Redevelopment Plan Ward: Central Architect/Engineer: Blasé Weimer AIA; The Architects Alliance <u>Variances:</u> N/A</p>
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5.	<p>CPB15-77 Address: 243-249 Chancellor Avenue (aka 255 Chancellor Avenue) Block: 3719.03 Lots: 1 <u>Description:</u> Proposal to update the existing playground area with new equipment, layout, surfacing, landscaping, and fencing. Total project area is approximately 12,360 square feet.</p> <p>Applicant/Owner: Newark Public Schools</p> <p style="text-align: center;">APPROVED</p>	<p>Courtesy Review Zone: R-2 Ward: South Architect/Engineer Blasé Weimer AIA; The Architects Alliance <u>Variances:</u> N/A</p>
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6.	<p>CPB16-12 Address: 155 Raymond Blvd Block: 5000 Lots: 40, 42, 50, and 50.01 <u>Description:</u> The application is for a 51-acre site owned by PSEG Power LLC and currently operated as a public utility installation - electric power generating facility and electric substation by Public Service and Gas Company (PSE&G). Proposal to upgrade the existing on-site buildings, equipment and infrastructure in order to elevate the equipment above the base flood elevation. The project will be completed in 5 distinct phases.</p> <p>Applicant/Owner: Robert Pollock; Public Service Electric and Gas (PSE&G) Company</p> <p style="text-align: center;">APPROVED with Conditions</p>	<p>Preliminary Site Plan for entire project, Preliminary and Final Site Plan for project Phase 1A Zone: Third Industrial (I-3) Ward: East Architect/Engineer: Jared Augustine; Burns & McDonnell <u>Variances:</u> Excessive Front Yard; Excessive Fence Height; Insufficient Illumination; Insufficient Parking.</p>
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7.	<p>CPB16-14 Address: 852-854 Raymond Blvd Block: 2003 Lots: 2,, 3, 47 & 48 Description: Proposal to remove the existing asphalt parking lot and chain link fence on the site, and to construct a 30,797 square foot five-story building, consisting of 16 apartment units with a street-level garage with nine parking spaces.</p> <p>Applicant/Owner: Sesnar Group, LLC</p> <p style="text-align: center;">APPROVED with Conditions</p>	<p>Preliminary and Final Site Plan Zone: Newark’s River Redevelopment (MX-1 Mixed Use) Ward: Central Architect/Engineer: Gianni Intils, R.A.; GI Design Studio Variations: Insufficient Building Step Back; Insufficient Parking; Lack of Active Street Frontage Use; Insufficient Ground Floor Height; Excessive Side Yard Setback; Insufficient Parking Buffer; Insufficient Street/Shade Trees; Excessive Illumination at Property Line; Prohibited Fence Material; Insufficient Landscape Buffer</p>
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VI. Memorialization of Resolutions

1. 105-161 Hyatt Lane – CPB16-08
2. 82-84 Jackson Street – CPB15-68
3. 34-62 Avenue K – CPB16-11
4. 505 Clinton Ave – CPB15-41- **Adjourned until 5/2/2016**

VII. Adjournment