

NEWARK CENTRAL PLANNING BOARD AGENDA
REGULAR PUBLIC HEARING
Council Chambers – Newark City Hall
June 27, 2016
6:30 PM

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

<p>1. CPB16-16 Address: 37-39 Jackson Street Block: 2000 Lot: 14 Description: The applicant is proposing to change the number of units from 18 to 24 residential units; consisting of sixteen (16) two-bedroom units, seven (7) one-bedroom units and one (1) superintendent studio unit. Proposal is also to change the building from a four-story to a five-story building. (Previously granted CPB approval on 8/18/2014)</p> <p style="text-align: center;">Adjourned from 6/13/2016</p> <p>Applicant/Owner: M.R. Apartments, LLC</p>	<p>Amended Final Site Plan Zone: Newark’s River Redevelopment Plan Ward: East Architect/Engineer: Joseph R. Asfour; Alza Design, LLC Variations: Excessive Front Yard/ Insufficient Building Step-back; Insufficient Parking; Insufficient Front Façade Transparency.</p>
--	---

<p>2. CPB16-20 Address: 869-873 Broad Street Block: 57.04 Lot: 138 & 139 Description: In the Living Downtown Redevelopment Plan, proposal to rehabilitate the existing building into a mixed-use building with ground floor retail and 37 residential units on floors two through four (previously occupied by office space).</p> <p style="text-align: center;">Adjourned from 6/13/2016</p> <p>Applicant/Owner: 869 Broad Street LLC</p>	<p>Preliminary and Final Site Plan Zone: Living Downtown Redevelopment Plan Ward: Central Architect/Engineer: Gerard P. Gesario, P.E./Mathew B. Jarmel, AIA, MBA; Jarmel Kizel Architects and Engineers, Inc. Variations: Insufficient Lot Width; Insufficient Landscaping; Insufficient Loading Area; Signage.</p>
---	---

Next Central Planning Board Meeting is scheduled for **July 11, 2016**

3.	<p>CPB16-22 Address: 361-371 South Street Block: 5088 Lot: 19 & 20 Description: Proposed dual stream recycling center for processing cardboard, paper and commingled recyclables with a lot area of 189,811 SF. On-site 17 car-parking also proposed.</p> <p>Applicant/Owner: YES Recycling, Inc.</p>	<p>Preliminary and Final Site Plan; Conditional Use Zone: I-2 Ward: East Architect/Engineer: Sean M. Savage, P.E. Matrix New World Engineering, P.C. Variances: Excessive Impervious Rear Yard; Excessive Impervious Front Yard; Insufficient Building Transparency.</p>
----	--	--

4.	<p>CPB16-26 Address: 538-546 Broad Street Block: 24 Lot: 29 Description: Proposed rehabilitation and change of use of existing NJ Bell Telephone Building to a mixed-use building consisting of approximately 34,499 Sq. ft. of retail space, 63,886 sq. ft. of commercial space and 267 residential units on the upper floors. Verizon will continue to occupy a portion of the commercial spaces for offices and switching center.</p> <p>Applicant/Owner: 540 Broad Street Owners, LLC</p>	<p>Preliminary Site Plan Zone: Broad Street Station Redevelopment Plan Ward: Central Architect/Engineer: John C. Inglese, AIA, PE, LEED AP; Inglese Architecture & Engineering Variances: Excessive Number of Wall Signs; Excessive Total Area of Wall Signs; Excessive Number of Projecting Signs; Excessive Size of Projecting Sign; Excessive Total Area of Window Signs.</p>
----	--	--

VI. Memorialization of Resolutions

1. 563-585 18th Avenue – CPB16-21

VII. Adjournment