

Central Planning Board Determination for The Hearing of July 25, 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 July 25, 2016 6:30 PM

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

1.	CPB16-24 Address: 209-235 Chestnut St. & 18-38 Malvern St. Block: 948 Lot(s): 21, 23, 27 & 43 Description: The applicant is proposing to move the existing Connect One bank which occupies a space on the ground floor of the existing building on Lot 23, into a newly renovated space within the same building, but fronting on Chestnut Street. The applicant also proposes to renovate the façade of the brick structure on Lot 23, where the bank will be located, and to restripe the existing parking lot in front of Seabra Foods.	Preliminary and Final Site Plan Zone: MX-1 Ward: East Architect/Engineer: Darrell F. Alvarez, R.A., P.E.; Comito & Associates Variances: Excessive Front Yard; Excessive Side Yard; Insufficient Rear Yard; Excessive Lot Coverage (2 variances); Excessive Front
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Next Central Planning Board Meeting is scheduled for **August 8, 2016**

	<p>ADJOURNED FROM 7/11/16</p> <p>Applicant/Owner: Romar Urban Renewal, Inc.</p> <p style="text-align: center;">APPROVED with Conditions</p>	<p>Yard Coverage; Insufficient Building Façade Transparency (4 variances); Primary Entrance Orientation; Insufficient Ground Floor Height; Insufficient Parking Lot Landscaping; Insufficient Parking Lot Trees; Insufficient Loading Spaces; Insufficient Street/Shade Trees; Insufficient Front Yard Trees; Insufficient Refuse Area Screening; Excessive Wall Signs; Excessive Monument Sign Height and Area; Non Permitted Monument Sign; Insufficient Lighting at Entrance; Excessive Lighting in Parking Lot; Excessive Light Pole Height.</p>
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2.	<p>CPB16-28 Address: 140-142 Sussex Avenue & 50, 52-54 Newark Street Block: 2837 Lot: 21, 22, 24, 25 Description: The applicant proposes to build a new 20-unit, mixed-use residential/commercial building on four adjacent vacant lots. Proposed construction is for a four-story building that is 56.5 feet in height with a ground floor area of 6,400 square feet. The ground floor will contain two commercial tenant spaces and two loft apartments. The commercial space with frontage on Sussex Avenue and Newark Street can contain any variety of retail. The smaller commercial space, with frontage only on Newark Street in the southwestern portion of the building is limited to offices, artist studios, and fitness and health clubs.</p> <p>Applicant/Owner: MJRG Investments, LLC</p> <p style="text-align: center;">APPROVED with Conditions</p>	<p>Preliminary and Final Site Plan Zone: Broad St. Station Redevelopment Plan Ward: Central Architect/Engineer: Lorrie A. Sciabarasi; Comito & Associates Variations: Excessive Front Yard Setback; Excessive Fence Height (Refuse Area); Excessive Fence Height (Property Line); Excessive Lighting at Property Line.</p>
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3.	<p>CPB16-30 Address: 233-239 Summer Avenue Block: 561 Lot: 1.01, 1.02, 1.03 & 1.04 Description: Proposed construction of four new one-family townhouses.</p>	<p>Preliminary and Final Site Plan Zone: R-3 Ward: Central Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC</p>
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	<p>Applicant/Owner: Imbar Meidani; Meidani, LLC</p> <p style="text-align: center;">ADJOURNED until 8/22/2016</p>	<p><u>Variances:</u> Insufficient Lot Size; Insufficient Lot Width; Insufficient Front Yard; Excessive Lot Coverage; Excessive Fence Height; Excessive Driveways; Insufficient On-Site Trees.</p>
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4.	<p>CPB16-31 <u>Address:</u> 350 Springfield Ave & 24 16th Ave. <u>Block:</u> 257 <u>Lot:</u> 12 & 5 <u>Description:</u> The applicant proposes to build a new 4-unit, mixed-use residential/commercial building on the two adjacent vacant lots. Proposed construction is for a three-story building that is 36 feet in height. The ground floor will contain a commercial tenant space, accessible from both Springfield Avenue and 16th Avenue. All apartments will be located on the building's second and third stories.</p> <p>Applicant/Owner: Hayatt, Inc./City of Newark</p> <p style="text-align: center;">APPROVED with Conditions</p>	<p>Preliminary and Final Site Plan Zone: C-2 Ward: Central Architect/Engineer: Ana Sousa; Ana Sousa Architect, LLC <u>Variances:</u> Insufficient Lot Size; Insufficient Lot Width; Excessive Lot Coverage; Insufficient Façade Transparency.</p>
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5.	<p>CPB16-34 <u>Address:</u> 26-28 Davenport Ave. <u>Block:</u> 661 <u>Lot:</u> 8 <u>Description:</u> Amended site plan for minor interior alterations and façade changes to the previously approved three-family house. It was previously granted Central Planning Board approval on March 23, 2015.</p> <p>Applicant/Owner: Rui Pires</p> <p style="text-align: center;">ADJOURNED until 8/22/2016</p>	<p>Amended Minor Site Plan Zone: R-3 Ward: North Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC <u>Variances:</u> Insufficient Façade Transparency; Excessive Front Yard; Insufficient Side Yard; Excessive Lot Coverage; Excessive Front Yard Impervious Area; Insufficient Screening for Rooftop Mechanical Equipment.</p>
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6.	<p>CPB16-36 <u>Address:</u> Newark Riverfront Park Phase 3 <u>Block(s):</u> 2028, 2029, 2025 & 2026 <u>Lot(s):</u> 1, 2, 22, 1, 19,7, 1, 2, 21, 22, 2 & 1 <u>Description:</u> Proposed expansion of Riverfront Park to include seating, bike and pedestrian path, exercise equipment, and lighting.</p> <p>Applicant/Owner: City of Newark</p> <p style="text-align: center;">APPROVED</p>	<p>Courtesy Review Zone: Newark's River Redevelopment Ward: East Architect/Engineer: Lee Weintraub <u>Variances:</u> N/A</p>
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VI. Memorialization of Resolutions

1. West Ward MNI Redevelopment Plan
2. 361-371 South Street – CPB16-22
3. 884-918 Frelinghuysen Avenue – CPB16-25
4. 5-39 Division Street – CPB16-17

Adjournment