

## Central Planning Board Determination for The Hearing of **August 8, 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 **August 8, 2016** **6:30 PM**

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

<b>1.</b>	<p><b>CPB16-40</b> <b>Address:</b> 16-34 North Munn Avenue (AKA 30-30A N. Munn Ave.) <b>Block:</b> 4230 <b>Lot(s):</b> 8 <b>Description:</b> The applicant proposes to convert (2) two-story metal-framed, single family residential buildings into a two story medical clinic to serve neighboring residences.</p> <p><b>Applicant/Owner:</b> Newark Department of Health &amp; Community Wellness/City of Newark</p> <p style="text-align: center;"><b>APPROVED</b></p>	<p><b>Courtesy Review</b> Zone: R4 Ward: West Architect/Engineer: Dominick A. Termini, AIA; Pallante Design, LLC <b>Variations:</b> N/A</p>
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2.	<p><b>CPB15-72</b>  <b>Address: 23-27 Washington St. &amp; 1-17 James St.</b>  <b>Block: 32 Lot: 40 (formerly 40, 46, 48 &amp; 50)</b>  <b>Description:</b> Within the Broad St. Station District Redevelopment Plan Area, Sub District C: Washington Park Historic District applicant proposes to amend previously granted approval for the renovation of existing church and two adjacent and connected buildings, converting their use to offices. No addition or expansion of the current building height is proposed. There will be internal renovations of additional floor space. Previously granted final approval on February 8, 2016.</p> <p><b>Applicant/Owner:</b> James &amp; Washington St. Holdings, LLC</p> <p style="text-align: center;"><b>APPROVED</b></p>	<p><b>Amended Minor Final Site Plan</b>  Zone: Broad Street Station  Redevelopment  Ward: Central  Architect/Engineer: Vincent Facchino, P.E.; JMP Management  <b>Variations: None</b></p>
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3.	<p><b>CPB16-37</b>  <b>Address: 999-1005 Broad Street</b>  <b>Block: 111 Lot: 70.02</b>  <b>Description:</b> The applicant is proposing a change of use from a commercial use to an institutional use, for a portion of the ground floor of a mixed-use building. The previously approved site plan (CPB 13-20, amended preliminary and final site plan approval granted on May 6, 2013) granted approval for a ground floor space consisting of 11,862 sq. ft. of total gross floor area of commercial space. This application proposes the use of 6,482 sq. ft. of this area as a daycare facility in lieu of commercial space.</p> <p><b>Applicant/Owner:</b> Downtown Partners Mix Income</p> <p style="text-align: center;"><b>APPROVED with Conditions</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: Living Downtown  Redevelopment Plan  Ward: Central  Architect/Engineer: Joaquin Bouzas, AIA; Inglese Architecture &amp; Engineering  <b>Variations: None</b></p>
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Next Central Planning Board Meeting is scheduled for **August 22, 2016**

<p>4.</p>	<p><b>CPB16-33</b>  <b>Address: 441-459 Avenue P</b>  <b>Block: 5020 Lot: 132</b>  <b>Description:</b> The applicant proposes to construct a 14,400 square foot building and a parking lot with 60 spaces for tractor trailer parking and 10 spaces for passenger vehicles. The first floor of the proposed building will be used as a garage for truck maintenance. Four (4) overhead doors provide access to the garage area from the parking lot. The second story of the building will be used for office space, training rooms, and shower and laundry facilities.</p> <p><b>Applicant/Owner:</b> Daybreak Express, Inc.</p> <p style="text-align: center;"><b>APPROVED with Conditions</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: I-3  Ward: East  Architect/Engineer: Sean Savage, P.E.; Matrix New World Engineering, Inc.  <b>Variations:</b> Excessive Front Yard Setback; Excessive Coverage; Excessive Front Yard Impervious Coverage; Insufficient Façade Transparency (front); Wheelguards Not Provided in Parking Lot; Insufficient Parking Lot Landscaping; Insufficient Parking Lot Trees; Insufficient Front Yard Trees; Insufficient Street Trees; Excessive Fence Height; Excessive Wall Sign Size; Excessive Number of Wall Signs; Inadequate Illumination Levels.</p>
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**VI. Memorialization of Resolutions**

1. Newark Riverfront Park Phase 3 – CPB16-36
2. 350 Springfield Ave. & 24 16<sup>th</sup> Ave – CPB16-31
3. 209-235 Chestnut St. & 18-38 Malvern Street – CPB16-24
4. 140-142 Sussex Ave. & 50, 52, 54 Newark Street – CPB16-28

**VII. Adjournment**