

Central Planning Board Determination for The Hearing of **August 22, 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 22, 2016** **6:30 PM**

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

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| <p>1. 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>ADJOURNED FROM JULY 25, 2016</p> <p>Applicant/Owner: Imbar Meidani; Meidani, LLC</p> <p style="text-align: center;">APPROVED W/CONDITIONS</p> | <p>Preliminary and Final Site Plan Zone: R-3 Ward: Central Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC Variiances: 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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Next Central Planning Board Meeting is scheduled for **September 12, 2016**

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| 2. | <p>CPB16-34 Address: 26-28 Davenport Ave. Block: 661 Lot: 8 Description: 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>ADJOURNED FROM JULY 25, 2016</p> <p>Applicant/Owner: Rui Pires</p> <p style="text-align: center;">APPROVED W/CONDITIONS</p> | <p>Amended Minor Site Plan Zone: R-3 Ward: North Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC Variations: 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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| 3. | <p>CPB16-35 Address: 472-474 Market Street Block(s): 173 Lot: 3 Description: Proposed two-story addition to an existing three-story building to be used as a mixed use building with 20 apartments and one (1) commercial space.</p> <p>Applicant/Owner: Jacinto Rodriguez; Sumo Prime Corp.</p> <p style="text-align: center;">APPROVED W/CONDITIONS</p> | <p>Preliminary and Final Site Plan Zone: Newark Riverfront Redevelopment Plan Ward: East Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC Variations: Insufficient Rear Yard; Insufficient Building Set back.</p> |
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| 4. | <p>CPB16-39 Address: 156-158 Adams St. & 247 Elm St. Block(s): 1978 Lot: 1, 2 & 39 Description: Proposed new four-story mixed-use building with one (1) commercial space and 11 parking spaces on the ground floor and 18 residential units above.</p> <p>Applicant/Owner: John J. Duffy; JV Construction & Development, LLC</p> <p style="text-align: center;">APPROVED W/CONDITIONS</p> | <p>Preliminary and Final Site Plan Zone: C-2 Ward: East Architect/Engineer: Joseph R. Asfour, RA; Alzra Design, LLC Variations: Excessive Lot Coverage; Insufficient Side Façade Transparency.</p> |
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VI. Memorialization of Resolutions

1. 999-1005 Broad Street – CPB16-37
2. 441-459 Avenue P– CPB16-33
3. 23-27 Washington St. & 1-17 James St. – CPB15-72
4. 16-34 North Munn Avenue (aka 30-30A N. Munn Ave) – CPB16-40

VII. Adjournment