

NEWARK CENTRAL PLANNING BOARD AGENDA
REGULAR PUBLIC HEARING
Council Chambers – Newark City Hall
September 26, 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>CPB16-47 Address: 16-18 Washington Place Block: 22 Lot: 10 Description: No new building or exterior modification to the existing building are proposed interior renovation of existing office building that will result in a change to principal use, from solely office use to mix of office and educational facility use.</p> <p>Applicant/Owner: 18 Washington Place Properties, Inc.</p>	<p>Minor Site Plan Zone: Broad Street Station Redevelopment Plan Ward: Central Architect/Engineer: Anthony Kiiru AIA; 2Ki Architects Variations: None.</p>
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2.	<p>CPB16-29 Address: 38 Jefferson Street Block: 174 Lot: 21 Description: Applicant is proposing to convert the first floor office space into two (2) retail spaces; second & third floor residential units shall remain unchanged.</p> <p>Applicant/Owner: Victor and Jennifer Louro</p>	<p>Preliminary and Final Site Plan Zone: R-4 Ward: East Architect/Engineer: Marc A. Remo P.E., PP, CME; Remo Engineering, LLC Variations: Excessive lot coverage; Excessive Side Yard; Insufficient Ground Floor Height; Insufficient Ground Floor Façade Transparency.</p>
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3.	<p>CPB16-48 Address: 36-38 Barbara Street Block: 2079 Lot: 20 & 21 Description: Demolition of existing two-family dwelling and one-family dwelling and construction of two (2) new two-family dwellings.</p> <p>Applicant/Owner: Ricardo Oliveira/Belmiro and Leonida Oliveira</p>	<p>Preliminary and Final Site Plan Zone: R-3 Ward: East Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC Variations: Insufficient Rear Yard Setback; Excessive Lot Coverage; Excessive Impervious Front Yard.</p>
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Next Central Planning Board Meeting is scheduled for **October 3, 2016**

4.	<p>CPB16-46 Address: 611-661 & 663-679 Doremus Avenue & 663-685 Doremus Avenue Rear Block(s): 5052 Lot: 10, 12 & 15 Description: Proposal for the existing PSE&G Passaic Valley Sewer Commission Substation to upgrade on-site buildings, equipment and infrastructure in order to elevate the equipment above the base flood elevation.</p> <p>Applicant/Owner: Andrew Lojek, PSE&G/Passaic Valley Sewerage Commission, Gregory Tramontozzi, Esq.</p>	<p>Preliminary and Final Site Plan Zone: I-3 Ward: East Architect/Engineer: An Thanh Le, P.E.; Stantec Consulting Services Inc. Variations: None.</p>
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5.	<p>CPB 16-44 Address: 222-236 Vanderpool Street /233-287 Miller Street/60-80 Avenue B and 60-80 Avenue B Rear/208-234 & 219-233 Washington Street Block(s): 1171; 1172; 1176; 1177 Lot: 1; 1 & 25; 25; 40 & 58 (respectively) Description: The applicant is proposing a single story warehouse building which will be 290,063 square feet in area. The proposed development will have 74 vehicular parking spaces, 79 Trailer Parking Spaces, and 64 loading bays. As a part of this application, most of the existing improvements & footprints of the previous developments on the property will be demolished or removed.</p> <p>Applicant/Owner: PSIP Penford Vanderpool Street, LLC/Cookson Pigments, Inc.</p>	<p>Preliminary and Final Site Plan Zone: I-2 Ward: East Architect/Engineer: Kevin L. Haney; Maser Consulting P.A. Variations: Insufficient Front Yard Setback; Excessive Front Yard Impervious Coverage; Insufficient Parking Lot Landscaping; Insufficient Front Façade Transparency; Insufficient Parking Lot Trees; Insufficient Parking Lot Tree Cover; Insufficient Front Yard Trees; Insufficient Shade Trees; Excessive Lighting at Property Line; Excessive Lighting at Sidewalk; Excessive Lighting at Parking Lot; Excessive Light Mounting Height; Excessive Fence Height.</p>
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VI. Memorialization of Resolutions

1. 233-235 North 12th Street – CPB16-42
2. 223-225 & 235-237 Bloomfield Ave.; 161-173 Highland Ave. – CPB16-43
3. 378 Broad Street – CPB16-38

VII. Adjournment

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