

Department of Economic & Housing Development

Division of Planning, Zoning & Sustainability  
Office of Boards and Commissions  
920 Broad Street, Room 112  
Newark, New Jersey 07102  
Tel: 973-733-6333  
Fax: 973-733-4369

Baye Adofo-Wilson  
Deputy Mayor/Director  
Mark G. Barksdale, PP, AIA, JD  
Director

Ade Afolabi  
Deputy Director/Zoning Officer  
Supervising Planner, LDR

## NEWARK Central Planning Board Determinations For The Hearing of **October 03, 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 **October 03, 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>	<b>CPB16-32</b> <b>Address:</b> 851 Mt. Prospect Avenue <b>Block:</b> 814.01 <b>Lot:</b> 26 <b>Description:</b> Proposed addition to an existing mixed-use building with medical office on 1 <sup>st</sup> floor, medical spa/lab in the basement and (2) residential units on the 2 <sup>nd</sup> and 3 <sup>rd</sup> floors. <b>Applicant/Owner:</b> Hortensia Kelly	<b>Preliminary and Final Site Plan</b> Zone: C-2 Ward: North Architect/Engineer: Adnan A. Khan, P.E., CME; Asgher Ali Qureshi, LLC <b>Variances:</b> Insufficient Lot Size; Insufficient Lot Width; Insufficient Ground Floor Height; Excessive
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Next Central Planning Board Meeting is scheduled for **October 17, 2016**

	<p><b>APPROVED with Conditions</b></p>	<p>Rear Yard Impervious Coverage;          Insufficient Façade Transparency;          Insufficient Parking Lot          Landscaping: Trees; Insufficient          Parking Lot Landscaping:          Coverage; Insufficient Parking Lot          Landscaping: Shade; Non-          conforming Fence Placement;          Non-conforming Fence Material;          Insufficient Illumination in Parking          Lot; Excessive Illumination at          Property Line.</p>
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<p>2.</p>	<p><b>CPB16-45</b>  <u>Address:</u> 396-373 Third Avenue West  <u>Block:</u> 1955 <u>Lot:</u> 30  <u>Description:</u> The applicant is proposing to subdivide the existing lot 6,000 square foot lot into a 2,500 square foot lot, and a 3,500 square foot lot. The proposed subdivision will create two conforming lots, one on which a two-family residence will be constructed, and the other on which a three-family residential building will be constructed.</p> <p><b>Applicant/Owner:</b> Luis Vagueiro</p> <p style="text-align: center;"><b>AJOURNED to SPECIAL HEARING</b>  <b>October 17, 2016</b></p>	<p><b>Preliminary and Final Site Plan; Minor Subdivision</b>          Zone: R-3          Ward: North          Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC  <u>Variiances:</u> Insufficient Front Yard Setback; Excessive Front Yard Impervious Coverage; Excessive Lot Coverage by Buildings; Insufficient Façade Transparency; Insufficient On-Site Trees; Insufficient Shade Trees; Excessive Illumination at the Property Line; Insufficient Screening for Mechanical Equipment.</p>
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