
Department of Economic & Housing Development

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NEWARK Central Planning Board Determinations For The Hearing of **December 19, 2016**

The below listed items were heard before the Newark Central Planning Board for site plan/subdivision approval or courtesy review. Those that received approval have the words "**APPROVED**" or "**APPROVED with CONDITIONS**" 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:

Please note that Next Central Planning Board Meeting is scheduled for
January 09, 2017

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

1.	Referred from the Municipal Council to review an ordinance amending Title XLI, Zoning and Land Use Regulations, Chapter 2, Definitions and Chapter 4, Permitted Uses by the District, of the revised general ordinances of the City of Newark, New Jersey, 2000, as amended and supplemented, to permit short term rental use for all legal dwellings and establish minimum standards for short term rentals. <p style="text-align: center;">APPROVED</p>
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2.	<p>Referred from the Municipal Council to review an ordinance amending Title XLI of the municipal code of the revised general ordinances of the City of Newark, New Jersey, 2000, as amended and supplemented in order to establish a new chapter, entitled "Inclusionary Zoning" for affordable housing.</p> <p style="text-align: center;">APPROVED</p>	
3.	<p>CPB16-58 Address: 256 Ferry Street Block: 1995 Lot: 19 Description: The applicant is proposing conversion of an existing two-family home to a commercial use on the ground floor with one residential unit above. Applicant/Owner: Joao & Pamela Justiniano</p> <p style="text-align: center;">ADJOURNED to REGULAR HEARING JANUARY 09, 2017</p>	<p>Preliminary & Final Site Plan Zone: C-2 – Community Commercial District Ward: East Architect/Engineer: Ana Sousa Architect; Ana Sousa Variations: Insufficient Lot Area; Insufficient Lot Width; Insufficient Side Yard Setback, Excessive Rear Yard Impervious Coverage; Insufficient Building Transparency.</p>
4.	<p>CPB16-57 Address: 110-118 Poinier Street Blocks: 2755, 2780, Lots: 48 & 50 Description: The applicant is proposing 4,855 sq. ft. of warehouse/storage/distribution of grain-feed on 43,680 sq. ft. of the existing vacant impervious portion of the property. <i>Subject to Environmental Commission's Review.</i> Applicant/Owner: The DeLong Co., Inc./ Consolidated Rail Corporation</p> <p style="text-align: center;">ADJOURNED to REGULAR HEARING JANUARY 09, 2017</p>	<p>Preliminary & Final Site Plan Zone: I-1 – First Industrial Zone Ward: South Architect/Engineer: William R. Vogt Jr. NJPE; L2A Land Design, LLC Variations: Insufficient Side Yard Setback; Excessive Fence Height; Insufficient Landscaping; Excessive Lot Coverage.</p>
5.	<p>CPB16-61 Address: 98-126 Edison Place Block: 159 Lot: 11 Description: The applicant is proposing rehabilitation and addition to the existing 6-story vacant warehouse for a 7-story 456,059 sq. ft. building with office, retail and commercial uses. Applicant/Owner: Newark Warehouse Redevelopment Company, LLC.</p> <p style="text-align: center;">APPROVED with CONDITIONS</p>	<p>Preliminary & Final Site Plan Zone: Downtown Core District Redevelopment Plan Ward: East Architect/Engineer: Leonard D. Savino P.E.; Langan Engineering & Environmental Services Variations: Insufficient Street Trees; Excessive Lighting Levels.</p>

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