
Department of Economic & Housing Development

Division of Planning, Zoning & Sustainability
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NEWARK Central Planning Board Determinations For The Hearing of January 09, 2017

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 23, 2017

1.	<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;">APPROVED with CONDITIONS</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 Variances: Excessive Front Yard Setback; Insufficient Side Yard Setback; Excessive Impervious Front Yard; Excessive Impervious Rear Yard; Insufficient Parking Lot Trees; Insufficient Parking Lot Tree Cover; Insufficient Front Yard Trees; Insufficient Shade Trees; Excessive Fence Height.</p>
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2.	<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;">APPROVED with CONDITIONS</p>	<p>Preliminary & Final Site Plan Zone: C-2 – Community Commercial Zone Ward: East Architect/Engineer: Ana Sousa Architect; Ana Sousa Variations: Insufficient Lot Size; Insufficient Lot Width; Insufficient Ground Floor Height; Excessive Side Yard; Excessive Rear Yard Impervious Area; Insufficient Façade Transparency; Excessive Lighting at Property Line.</p>
3.	<p>CPB16-62 Address: 525-545 West Market Street/ 2-14 Myrtle Avenue / 399 Sussex Avenue Block: 1891.01 Lot: 26-30, 34, 36 & 56 Description: Proposed new patrol headquarters building for the Essex County Sheriff's Office. Applicant/Owner: County of Essex</p> <p style="text-align: center;">APPROVED</p>	<p>Courtesy Review Zone: R-3 and MX-1 Ward: West Architect/Engineer: Comito Associates, PC Variations: N/A</p>
4.	<p>CPB16-60 Address: 269-279 Ferry Street Block: 2040 Lot: 1 Description: The applicant is proposing to add two (2) additional commercial spaces on the southern end of an existing commercial building to increase the total number of tenants from seven (7) to nine (9). Some changes to the parking lot and circulation are also proposed as a result of the addition. Applicant/Owner: Ironbound Plaza Urban Renewal Association, LLC.</p> <p style="text-align: center;">APPROVED with CONDITIONS</p>	<p>Preliminary & Final Site Plan Zone: C-2 – Community Commercial Zone Ward: East Architect/Engineer: Lousi Brandt AIA Architect / Brandford A. Bohler, P.E.; Bohler Engineering Variations: Insufficient Building Height; Excessive Front Yard; Excessive Side Yard; Excessive Front Yard Impervious Area; Insufficient Façade Transparency; Insufficient Shade Trees; Insufficient Landscaping; Insufficient Screening; Excessive Number of Signs.</p>