

**NEWARK CENTRAL PLANNING BOARD AGENDA**  
**REGULAR PUBLIC HEARING**  
**Council Chambers – Newark City Hall**  
**April 24, 2017**  
**6:30 PM**

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

<p><b>1. CPB17-05</b>  <b>Address:</b> 118-138 Washington Street, 44-56, New Street, 69-77 Halsey Street, 5-11 Linden Street  <b>Block: 65 Lots: 3, 5-7, 11-17, 21-23, 30-34</b>  <b>Description:</b> The applicant, Rutgers University is proposing a mixed-use development, Rutgers Honors Living and Learning Community, on the 1.65-acre site which is currently being used as a parking lot with some commercial and residential uses. The proposed building will consist of a multistory garage, residential facilities, academic spaces and over 35,000 sq. ft. ground floor retail spaces.</p> <p style="text-align: center;"><b>Adjourned from 3/27/17 CPB Hearing</b></p> <p><b>Applicant/Owner:</b> Rutgers University c/o Elizabeth Wanga</p>	<p><b>Courtesy Review</b>  <b>Zone:</b> Living Downtown Redevelopment Plan  <b>Ward:</b> Central  <b>Architect/Engineer:</b> John Ferrante, PE; E2 Project Management, LLC  <b>Variations:</b> N/A</p>
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<p><b>2. CPB17-06</b>  <b>Address:</b> 138-140 Pacific Street  <b>Block: 949 Lot: 11</b>  <b>Description:</b> The applicant is proposing a rehabilitation and addition to an existing 2-story building for a 5,105 sq. ft. early child care and learning center.</p> <p style="text-align: center;"><b>Adjourned from 3/27/17 CPB Hearing</b></p> <p><b>Applicant/Owner:</b> Church of Religion of God</p>	<p><b>Preliminary &amp; Final Site Plan</b>  <b>Zone:</b> MX-1  <b>Ward:</b> East  <b>Architect/Engineer:</b> Rui Amarai  <b>Variations:</b> Insufficient lot size; Insufficient rear yard setback; Excessive rear yard impervious coverage; Insufficient front façade transparency; Insufficient rear façade transparency; Insufficient non-street side transparency; Insufficient parking; Sign location.</p>
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Next Central Planning Board Meeting is scheduled for **May 08, 2017**

<p><b>3.</b></p>	<p><b>CPB17-10</b>  <b>Address: 507-543 Delancy Street</b>  <b>Block: 5042 Lot: 15.02</b>  <b>Description:</b> The applicant is proposing a 416,193 sq. ft. truck terminal facility where cargo is loaded in containers and vans to be moved from the port facility and staged for transfer to tractors for delivery in and out of the port facility. 155 parking spaces for tractors, vans or containers are to be provided.   <b>Applicant/Owner:</b> 429 Delancy Associates, LLC</p>	<p><b>Preliminary &amp; Final Site Plan Zone: I-3</b>  <b>Ward:</b> East  <b>Architect/Engineer:</b> Joseph G. Jaworski; Dynamic Engineering Consultants, PC  <b>Variiances:</b> Insufficient Parking Lot Trees; Insufficient Parking Lot Landscaping; Insufficient Shade Trees; Excessive Fence Height; Excessive Driveway Width.</p>
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**VI. Memorialization of Resolutions:**

1. (Mulberry Commons Phase 1) 1 & 2 Columbia St. - CPB17-05
2. Extension of Approval – 75-91 Bruen St. & 132 Green St. – CPB12-50
3. Extension of Approval – 109-119 Broad St.

**VII. Adjournment:**