

**NEWARK BOARD OF ADJUSTMENT**  
**Special Public Meeting**  
**Council Chamber**  
**March 16, 2017**  
**7:00 P.M.**

**Open Public Meetings Act**

**Roll Call**

**Communications: 2016 Annual Report**

**Agenda Items**

**Pending Applications:**

Application: ZBA-16-68  
Premises: 295 Lafayette Street  
Ward: East  
Applicant: Klever & Manuel Briceno  
To Permit: In the MX1, Mixed Use Residential/Commercial District, proposed construction of a new two family dwelling with 2 tandem parking spaces. Project does not conform to bulk requirements. **Seeking C Variances for insufficient rear yard setback, exceeding maximum lot coverage, exceeding maximum impervious front yard area, insufficient building transparency on non-street facing side. Site Plan Approval not required.**

Application: ZBA-16-71  
Premises: 468-498 Broad Street  
Ward: Central  
Applicant: Barcade Newark, LLC  
To Permit: In the Broad Street Station, Sub District A, proposed occupation of an existing restaurant to be used as a barcade - a restaurant and bar that features token-operated video games for patron use. Commercial recreation is not permitted in this zone. **Seeking D<sup>1</sup> Use Variance. Site Plan Approval not required.**

Application: ZBA-16-63  
Premises: 425, 427 Chestnut Street  
Ward: East  
Applicant: 425-435 Chestnut St. Newark LLC  
To Permit: In the MX1, Mixed Use Residential/Commercial District, proposed subdivision and realignment of two existing lots to create 3 lots. Existing public garage, auto sales and two family dwelling to remain on site. Following the subdivision, existing two family dwelling on lot 51.03, 425 Chestnut Street, does not conform to the Zoning bulk regulations. Previous Variances granted for the public garage expired December 11, 2005. **Seeking D Variance for expansion of a non-permitted use for the existing public garage and auto sales; Post subdivision: D<sup>1</sup> Use Variance, C Variances for insufficient lot size, insufficient lot area per dwelling unit, exceeding maximum lot coverage on both lot 51.01 and 51.03, exceeding maximum impervious front and rear yard coverage on lot 51.03. Subdivision approval required.**

Application: Res Judicata consideration  
Premises: 28-50 McWhorter Street  
Ward: East  
Applicant: 28 McWhorter Street, LLC  
To Permit: In the R5, Mid-Rise Multifamily Residential, proposed public surface parking lot to contain 162 spaces, control booth, enhanced lighting and landscaping at street frontages. Paid public surface parking lots are not permitted in the R-5 zone.

Application: ZBA-16-73  
Premises: 28-50 McWhorter Street  
Ward: East  
Applicant: 28 McWhorter Street, LLC  
To Permit: In the R5, Mid-Rise Multifamily Residential, proposed public surface parking lot to contain 162 spaces, control booth, enhanced lighting and landscaping at street frontages. Paid public surface parking lots are not permitted in the R-5 zone.  
**Seeking a D<sup>1</sup> Use Variance. Preliminary and Final Site Plan Approval is required.**

Application: ZBA-16-60  
Premises: 302-324 Springfield Avenue  
Ward: Central  
Applicant: T-Mobile Northeastern, LLC  
To Permit: In the C-2, Community Commercial District, proposed installation of a stealth rooftop wireless telecommunication facility. Wireless telecommunication facilities are permitted as a conditional use in the C-2 zone. Project fails to meet conditional use requirements. **D<sup>3</sup> Variance for failing to meet conditional use requirements. Preliminary and Final Site Plan Approval is required.**

## Adjournment

**Next Regular Meeting: March 23, 2017**