

NEWARK BOARD OF ADJUSTMENT

Special Public Meeting

Council Chamber

April 20, 2017

7:00 P.M.

Open Public Meetings Act

Roll Call

Communications: 2016 Annual Report

Agenda Items

New Applications:

Application: ZBA-17-7  
Premises: 609-633 Broad Street  
Ward: Central  
Applicant: 609 Broad Street, LLC  
To Permit: In the Living Downtown Redevelopment Plan Area, proposed interior fit-out of approximately 4,075 square feet of ground floor retail space to be utilized by City MD as a walk-in urgent care medical office. Urgent Care Medical Offices are not permitted in the plan area. **Seeking a D<sup>1</sup> Use Variance; Site Plan approval not required.**

Application: ZBA-16-78  
Premises: 188-190, 192 Wilson Avenue  
Ward: East  
Applicant: Wilson Jabez Associates, LLC/1231 Broad Street, LLC  
To Permit: In the C2 Community Commercial District, proposed legalization of a Drive-Thru addition to the existing Dunkin Donuts Restaurant. Second and third floor residential units to remain. Drive-Thrus are not permitted in the zone **Seeking a D<sup>1</sup> Use Variance; C Variances for exceeding maximum rear yard impervious coverage, insufficient front façade transparency (Wilson Ave); side and rear façades on Jabez Street. Preliminary and Final Site Plan approval is required.**

Application: ZBA-17-14  
Premises: 415-433 Elizabeth Avenue  
Ward: South  
Applicant: Fresenius Kidney Care South Essex  
To Permit: In the C1, Neighborhood Commercial District, proposed interior fit-out of approximately 9,300 square feet of commercial space to be utilized as a Dialysis Center. Dialysis Centers are not permitted in the zone. **Seeking D<sup>1</sup> Use Variance; C Variances for existing conditions: exceeding maximum front yard setback, exceeding maximum lot coverage, maximum impervious front yard, and no on-site bicycle parking spaces, design waiver to allow smaller parking spaces and a wider driveway width. Preliminary and Final Site Plan approval is required.**

Application: ZBA-16-83  
Premises: 41-51 Wilson Avenue  
Ward: East  
Applicant: T-Mobile Northeast, LLC  
To Permit: In the C2 Community Commercial District, proposed replacement of existing small network node facility with a new FCC licensed rooftop wireless telecommunications macro facility with 12 panel antennas and equipment cabinets. Antennas will be mounted higher than building parapet. Fails to meet conditional use requirements.  
**Seeking a D Variance for failure to meet conditional use requirements; C Variances for exceeding maximum building height. Preliminary and Final Site Plan approval required.**

### **Memorialization**

ZBA-16-80 130-132 N. 11<sup>th</sup> Street

### **Adjournment**

**Next Regular Meeting: April 27, 2017**