

**NEWARK BOARD OF ADJUSTMENT  
REGULAR HEARING  
COUNCIL CHAMBER  
OCTOBER 12, 2017  
7:00 P.M.**

**Open Public Meetings Act**

**Roll Call**

**Agenda Items**

**Pending Applications:**

Application: ZBA-16-1  
Premises: 472-482 Bloomfield Avenue  
Ward: North  
Applicant: Jersey Fuel, LLC  
To Permit: In the C2, Community Commercial District, final approval of a convenience store on the ground floor and offices on the second floor of a two story building to be used as an accessory to the existing gasoline station. Convenience stores and offices are not permitted as accessory uses in the C2 zone. Gas stations are not permitted in the C2 zone. **Seeking Final Site Plan approval**

Application: ZBA-16-28  
Premises: 73-87 Fourth Avenue  
Ward: Central  
Applicant: Paul A. Ullman  
To Permit: In the R3, Third Residential District, final approval of a three story low- rise 18 residential unit building with nineteen parking spaces. Low- rise multi-family buildings are not permitted in the R3 zone. **Seeking Final Site Plan approval**

**New Applications:**

Application: ZBA-17-36  
Premises: 42-50 Park Place  
Ward: Central  
Applicant: Robert Treat Hotel Inc.  
To Permit: In the Living Downtown Redevelopment Plan Area, proposed installation of two mounted blade signs on existing hotel. Project does not meet the Zoning bulk regulations. Newark Landmarks and Historic Preservation Commission approved this signs May 3, 2017. **Seeking excessive sign projection, exceeding maximum sign area, and exceeding maximum number of projected signs. Site Plan Approval is not required.**

Application: ZBA-17-34  
Premises: 895 -903 Franklin Avenue  
Ward: South  
Applicant: Shree Sambhavnath Inc.  
To Permit: In the C2, Community Commercial District, proposed to create a drive-thru for an existing Dunkin' Donuts restaurant. Drive-thru service is not permitted in the C-2 zone. **Seeking a D<sup>1</sup> Use Variance; C Variances to permit the building type, to permit a pylon sign, exceeding maximum front yard setback, exceeding maximum impervious front yard coverage, insufficient ground level facade transparency, insufficient non-street facing facade transparency, exceeding maximum wall sign area, insufficient on-site trees. Preliminary and Final Site Plan Approval required.**

Application: ZBA-17-40  
Premises: 437-451 Mulberry Street  
Ward: East  
Applicant: 437-451 Mulberry St. LLC  
To Permit: In the MX2, Mixed Use: Residential/ Commercial/ Industrial District, proposed new construction of four story low rise 22 residential unit building above 19 parking spaces **Seeking a D<sup>5</sup> Use Variance; C Variances for insufficient lot width, insufficient front yard setback, insufficient side yard setback, exceeding maximum impervious front yard coverage, insufficient building transparency, insufficient off-street parking. Preliminary and Final site plan approval required**

### Memorialization

ZBA-17-6      377-387 N. 5th Street  
ZBA-17-17     370-386 Orange Street  
ZBA-17-21     761-769 Broad Street

### Adjournment

**Next Regular Meeting: October 26, 2017**