



CITY OF NEWARK
DELAWARE

Planning Commission Meeting

Date/Time: Tuesday, September 3, 2024 at 7:00 p.m.

Location: Microsoft Teams

Council Chambers, Newark Municipal Building, 220 South Main Street

Per the hybrid meeting provisions as provided in 29 Del. C. §10006A, the Planning Commission will be meeting in person with remote access via Microsoft Teams.

The meeting will be available for viewing via Microsoft Teams at the following link:

<https://newarkde.gov/publicmeetings>

New to Microsoft Teams? Click on the link above and click on “Continue in this Browser” to enter the meeting. Link for hybrid access will be on the agenda posted at

<https://newarkde.gov/meetings> seven days prior to the meeting.

Public comments may be submitted on the items on the agenda via email to planning-dept@newark.de.us by 6:00 p.m. on September 3rd 2024. All public comments received will be read into the record at the meeting. Attendees may also sign up to speak in person at the meeting on the relevant agenda item.

There may be a vote on every agenda item set forth herein.

AGENDA

Amended 08/27/2024

1.	Chair’s remarks (Information) <i>(3 minutes)</i>
2.	Review and consideration of the August 6, 2024 Planning Commission Meeting Minutes (Action) <i>(2 minutes)</i>
*3.	Review and consideration of the Comprehensive Development Plan amendment, rezoning, major subdivision by site plan approval, and parking waiver to construct a 5-story mixed use building with retail space and parking on the 1st floor and 32 three-bedroom units on the 2nd through 5th floors at 339, 341, and 349 East Main Street (Action) <i>(60 minutes)</i>
*4.	Review and consideration of the minor subdivision by site plan approval updated bedroom count for 55 Benny Street (Action) <i>(40 minutes)</i>

5.	Informational Items. (These items are for informational purposes only) (<i>Information</i>) (<i>5 minutes</i>) a. Director's Report b. Deputy Director's Report
6.	New Business. (Introduction of new items for discussion by City Staff or Planning Commissioners. New items requiring public notice will be added to a future agenda.) (<i>Information</i>) (<i>5 minutes</i>)
*7.	General public comment. (Regarding items not on the agenda but related to the work of the Planning Commission) (<i>Information</i>) (<i>5 minutes</i>) *ITEMS OPEN FOR PUBLIC COMMENT The above agenda is intended to be followed, but is subject to changes, deletions, additions, and modifications, as permitted under the Freedom of Information Act of the State of Delaware. The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 <i>Del. C.</i> Section 10004 (e)(2). Copies may be obtained at the Planning and Development Department, 220 South Main Street, or online at www.newarkde.gov.

Advertised August 23rd, 2024

Posted August 27th, 2024