



**CITY OF NEWARK
DELAWARE**

Planning Commission Meeting

Date/Time: Tuesday, January 7th, 2025 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 January 7th, 2025. 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

1.	Chair’s remarks <i>(Information) (3 minutes)</i>
2.	Review and approval of the December 3rd, 2024 Planning Commission Meeting Minutes <i>(Action) (2 minutes)</i>
*3.	Review and consideration of a Comprehensive Development Plan amendment and rezoning for the property located at 300 East Main Street <i>(Action) (40 minutes)</i>
*4.	Review and consideration of a Minor Subdivision for the creation of a new lot, and construction of one two-story single family dwelling, a new driveway for lot 2 and utility improvements for the property located at 261-263 South Chapel Street <i>(Action) (40 minutes)</i>
*5.	Review and consideration of a Comprehensive Development Plan amendment for the property located at 53 West Delaware Avenue <i>(Action) (20 minutes)</i>

6.	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 c. October-December 2024 Quarterly Report
7.	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>
*8.	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 December 27th 2024

Posted December 31st 2024