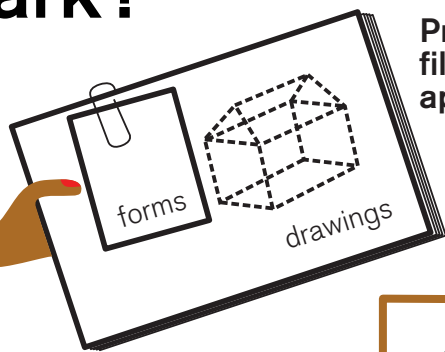
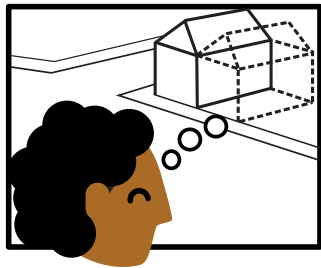


Who makes decisions about what gets built in Newark?

1 Property Owner wants to build something.



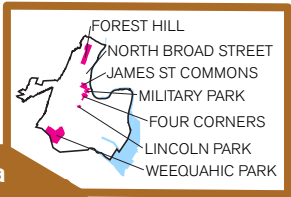
Property Owner files for planning approval(s)

2

Proposal generally follows zoning rules & is bigger than a 2-family house

Proposal requires major exceptions to zoning rules

Proposal is in a historic district or affects a landmark



Central Planning Board



8 members appointed by Mayor, 1 by Municipal Council. 8 must live in Newark.

MEETS TWICE PER MONTH ON MONDAYS

Zoning Board of Adjustment



7 members appointed by Municipal Council. All must live in Newark.

MEETS TWICE PER MONTH ON THURSDAYS

Landmarks & Historic Preservation Commission



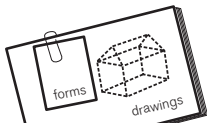
9 members appointed by Mayor. 5 must live in Newark.

MEETS ONCE PER MONTH ON WEDNESDAYS

Planning & Boards, Engineering, and Water & Sewer staff review application. Once complete, the application is placed on the calendar.



3 Hearing scheduled



Once notice is published, at least 10 days before the public hearing, applications may be examined in City Hall Room 112.

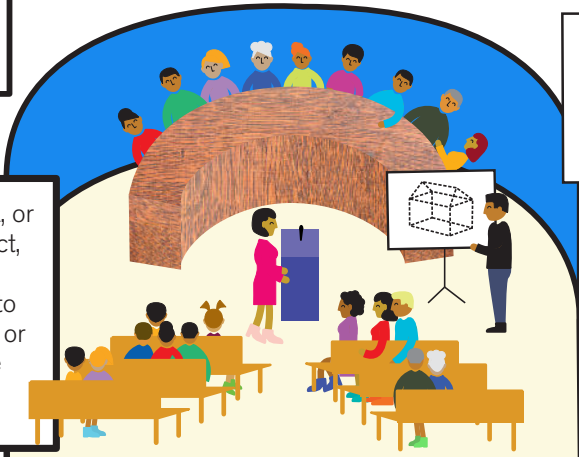
4 Public Notice



For the CPB & ZBA, Property Owner is legally required to send advance notice about the hearing by mail to all other Property Owners within 200 feet of the proposed building and publish notice in the newspaper.

5 Public Hearing

The case is heard by the CPB, ZBA, or LHPC. The Property Owner, architect, and engineer present the project, members of the public are allowed to speak for or against, and the Board or Commission approves or denies the application. Sometimes they place special conditions on the approval.

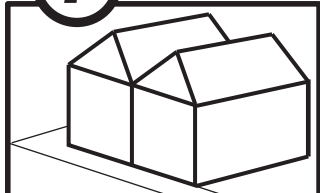


the Public

6 Building Permits

When the Property Owner applies for building permits from the Uniform Construction Code office, the plans are checked against the zoning approval. If they match, and the proposed construction meets building codes, permits are issued.

7 Construction



The Uniform Construction Code office inspects the completed project. If it passes, the building receives a Certificate of Occupancy and can be put into use.

8 Code Enforcement

If a property violates zoning law, residents can register complaints with Code Enforcement, which inspects the property and issues tickets if appropriate.