

Newark

Ras J. Baraka
Mayor

Department of Economic & Housing Development

Baye Adofo-Wilson
Deputy Mayor/Director

Planning, Zoning & Sustainability
920 Broad Street, Room 112
Newark, New Jersey 07102
Tel: 973-733-6333
Fax: 973-733-4369

Mark G. Barksdale, PP, AIA
Director

Susan Brown
Zoning Officer

NEWARK Central Planning Board Determinations For The Hearing of **August 21, 2017**

The below listed items were heard before the Newark Central Planning Board for site plan/subdivision approval or courtesy review. Those that received approval have the words "**APPROVED**" or "**APPROVED with CONDITIONS**" below their listing. Resulting blocks/lots that have received approval are inclusive of any applicable subdivisions that are made thereafter. Any such subdivision should be regarded as having received site plan approval. Blocks/lots that have been subdivided will have a decimal in their number, where the whole numbered digits would match one of the corresponding approved block/lot numbers included below:

Please note that Next Central Planning Board Meeting is scheduled for
September 11, 2017

1.	<p>CPB17-37 Address: 190-218 Muhammad Ali Ave. Block: 2575 Lot: 50 Description. The applicant is proposing a change of use from a former school building to an office building to be used by the Newark Board of Education.</p> <p>Applicant/Owner: Paul Egu, Interim Executive Director of Facilities/ Newark Public Schools</p> <p style="text-align: center;">APPROVED</p>	<p>Courtesy Review Zone: R-4 Ward: Central Architect/Engineer: Richard Wostbrock, PE; LAN Associates, Engineering, Planning, Architecture, Surveying, Inc. Variations: N/A</p>
2.	<p>CPB17-28 Address: 718-720 Summer Avenue Block: 763 Lot: 12 Description. Proposed Subdivision of lot 12 into lots 12.01 and 12.02. The applicant proposes to demolish the existing 2½-story building and construct two new two-family homes.</p>	<p>Minor Subdivision Zone: R-3 Ward: North Architect/Engineer: Daniel A. Roma, AIA; Artek Studio, LLC Variations: Insufficient Lot Width (both lots); Excessive Maximum</p>

<p>Applicant/Owner: JBC Developers, LLC</p> <p style="text-align: center;"><u>APPROVED</u></p>	<p>Lot Coverage (lot 12.02).</p>
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<p>3. CPB17-27 Address: 223-225 Washington Street Block: 71 Lot: 32 and 33 Description: The applicant is proposing a change of use for two existing 3-story commercial buildings into mixed-use residential/commercial buildings. Each building will have a 1 commercial use on the ground floor and 4 residential units above for a total of 2 commercial spaces and 8 residential units.</p> <p>Applicant/Owner: NTJB Andros, LLC.</p> <p style="text-align: center;"><u>APPROVED</u></p>	<p>Preliminary & Final Site Plan Zone Living Downtown Redevelopment Ward: Central Architect/Engineer: Dave Robinson, RA,PP; SUAD-Studio for Urban Architecture Design Variations: Insufficient lot size; Insufficient shade trees; Insufficient setback; Insufficient front façade transparency.</p>
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<p>4. CPB17-32 Address:1424-1430 McCarter Highway Block: 520 Lot: 1.02 Description: The applicant is proposing a Caravana automobile warehouse distribution center on a vacant site formerly used as an automobile repairing/ towing service.</p> <p>Applicant/Owner: Goal Investments, LLC-Andres Fernandez</p> <p style="text-align: center;"><u>APPROVED WITH CONDITIONS</u></p>	<p>Preliminary & Final Site Plan Zone: Newark Riverfront Public Access and RDV-MX1 Ward: North Architect/Engineer: Brian Grant, PE; Grant Engineering & Construction Group, LLC Variations: Insufficient building height; Insufficient side yard setback; Insufficient street trees; Insufficient lighting; Excessive free-standing light height; Excessive front yard setback; Non permitted fence type.</p>
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