

# Newark

Luis A. Quintana  
Mayor

Department of Economic & Housing Development  
Division of Community Development & Planning

Daniel Jennings, Acting Deputy Mayor/Director

Central Planning Board  
920 Broad Street, Room 112  
Newark, New Jersey 07102  
Tel. 973-733-6333  
Fax 973-733-4369

Michele Alonso, AICP, PP  
Principal Planner  
Acting Supervising Planner

## Central Planning Board Determination for The Hearing of January 13, 2014

The below listed items were before the Central Planning Board for site plan/subdivision approval. Those that received approval have the words "**APPROVED FOR FINAL SITE PLAN**" OR "**APPROVED FOR PREL/FINAL SITE PLAN**" OR "**APPROVED FOR MINOR SITE PLAN**" 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:

### NEWARK CENTRAL PLANNING BOARD AGENDA REGULAR PUBLIC HEARING Council Chambers – Newark City Hall January 13, 2014 6:30 PM

- I. OPENING STATEMENT (SUNSHINE LAW/MUNICIPAL LAND USE LAW)
- II. ROLL CALL
- III. MINUTES
- IV. COMMUNICATIONS
- V. PUBLIC HEARING

1. **CPB13-87**  
**107-109 Fabyan Place;24-26 Birks Place;269-283 Nye Avenue**  
**Block: 3091 Lot: 16**  
**Description:** Reconsideration of approval from January, 21, 2003 for the construction of two, three family homes.  
  
**Applicant/Owner:** A & A Construction, Inc.  
**Adjourned to regular meeting of Jan. 27, 2014**

**Minor Subdivision**  
**Preliminary and Final Site Plan**  
**Extension of Approval**  
Zone: B-2 (Second Business)  
Ward: South  
Architect: Francisco Melendez, FJM  
Architect, LLC  
Surveyor: Pronesti  
Variances: None

2. **CPB13-69**  
**577-579 South 10<sup>th</sup> Street**  
**Block: 313 Lot: 57**  
**Description:** Renovation and conversion of an 8,054.46 square feet building into a church. Eight (8) parking spaces provided.

**Applicant/Owner:** God of Covenant Cherubim and Seraphim International  
**Adjourned to regular meeting of Jan. 27, 2014**

**Preliminary and Final Site Plan**  
Zone: B-2 (Second Business)  
Ward: Central  
Engineer: Babatunde Adewunmi,  
BABS Engineering, PC  
Variances: Insufficient parking

3. **CPB13-71**  
**73-75 Ferry Street**  
**Block: 186 Lot: 2**  
**Description:** Second floor of existing three 3 story building approximately 6,627 square feet from commercial/office use to 4 new residential apartments. Five (5) commercial spaces in lower level and first floor to remain.

**Applicant/Owner:** WLPF Ferry Partners, LLC  
**Approved with Conditions – 01/13/2014**

**Preliminary and Final Site Plan**  
Zone: B-2 (Second Business)  
Ward: East  
Architect: Dave Robinson, R.A., P.P.  
Variances: Side Yard setback.

**VI. Memorialization of Resolutions**

1. **73-75 Ferry Street**

**VII. Adjournment**

1. **107-109 Fabyan Place; 24-26 Birks Place; 269-283 Nye Avenue**  
2. **577-579 South 10<sup>th</sup> Street**

The Next Regular Central Planning Board Meeting is scheduled for **January 27, 2014.**