

Newark

Luis A. Quintana
Mayor

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

Daniel Jennings, acting Deputy Mayor/Director

Central Planning Board
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Nancy Gould, AICP, PP
Principal Planner

Central Planning Board Determination for The Hearing of February 10, 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 February 10, 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.
APPROVED WITH CONDITIONS – 2/10/2014

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 Surveying
Variances: None

The Next Regular Central Planning Board Meeting is scheduled for **February 24, 2014.**

2. **CPB13-69**
577-579 South 10th 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 until February 24, 2014

Preliminary and Final Site Plan
Zone: B-2 (Second Business)
Ward: Central
Engineer: Babatunde Adewunmi, BABS Engineering, PC
Variances: Insufficient Parking, Buffers Signage, Lot Width, Front Yard, Side Yard (existing conditions)

3. **CPB13-83**
11-13 Union Street; 400 Market Street
Block: 178 Lot: 22 and 23
Description: Construct a 5-story office building to be connected to the existing 5-story office building at 400 Market Street.

Applicant: Joseph A. Ginarte (Managing Member)
Owner: Estate of Maria Medeiros, Cidalia Riquinha c/o Nelson C. Monteiro, Esq.

APPROVED WITH CONDITIONS – 2/10/2014

Preliminary and Final Site Plan
Zone: River Plan – Mixed Use 1
Ward: East
Architect: Alex Soffiantini, AIA, LEED AP, ASA & Zambrano Architects
Variances: Lacks Setbacks for Height, Side and Rear Yard, Lacks Required Buffer, Insufficient Transparency (building front), Parking Lifts and Building Materials.

VI. Memorialization of Resolutions

1. **107-109 Fabyan Pl;24-26 Birks Place;269-283 Nye Ave.**
2. **11-13 Union Sreet;400 Market Street**
3. **5-7 Gotthardt Street**

VII. Adjournment

1. **577-579 South 10th Street**

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