

# Newark

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Mayor

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Division of Community Development & Planning

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Principal Planner

## Central Planning Board Determination for The Hearing of March 24 , 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 March 24, 2014 6:30 PM

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

1. **CPB14-12**  
**212-240 Rome Street; Aerofarms Renovation and Addition**  
**Block: 2052 Lot: 30**  
**Block: 2487 Lot: 38**  
**Description:** Construction of an aeroponics growing facility. Demolition of existing warehouse facilities and construction of a new facility in phases. Phase 1A: Renovation of 14,000 sf structure and addition of 2,400 sf. Phase 1B: Demolition of 30,500 sf and construction of 28,500 sf. Phase 2: Demolition of 19,500 sf and construction of 21,000 sf. Aerofarms will provide fresh local produce to the Newark community.

**Preliminary and Final Site Plan**  
Zone: Third Industrial  
Ward: East  
Architect: Matthew McChesney,  
AIA, KSS Architects, LLP  
Engineer: The Reynolds Group  
Variances: Signage

**Applicant/Owner:** Makers Village QALICB Urban

The Next Regular Central Planning Board Meeting is scheduled for **April 7, 2014.**

Renewal Entity, LLC  
**APPROVED W/CONDITIONS ON – 3/24/14**

2. **CPB13-73**  
**315-317 Renner Avenue; Beth El Pentecostal House of Prayer Apostolic, Inc.**  
**Block: 3620 Lot: 24**  
**Description:** Convert existing Day Care Center to a proposed, 1,841 sf Church.

**Applicant:** Pastor LaVerne Terry / Pastor Linda Robinson  
**Owner:** Peach Properties LLC / Booker T. Jones, Member of the LLC  
**ADJOURNED UNTIL APRIL 7, 2014**

**Preliminary and Final Site Plan**  
Zone: (I1) First Industrial  
Ward: South  
Architect: Harold Tullis, Tullis Studio  
Variances: Insufficient parking, rear yard setback.

3. **CPB14-09**  
**70 Jabez Street; World Church of God's Power**  
**Block: 999 Lot: 39**  
**Description:** Nightclub to be replaced with a 5,971 sf church.

**Applicant:** Ole Investment Group, LLC  
**Owner:** Michael O. Bertone, Esq.  
**APPROVED W/CONDITION ON 3/24/2014**

**Preliminary and Final Site Plan**  
Zone: (I1) First Industrial  
Ward: East  
Architect: James E. DeBarbier, AIA, De Barbien Architects, LLC  
Variances: Insufficient parking, front and rear yard setbacks.

4. **CPB13-81**  
**18-20 Downing Street;30-32 Madison Street;30 Monroe Street**  
**Block: 2002 Lot: 31 and 60**  
**Description:** To realign the two lots, renovation and alteration to an existing mixed use building (lot 31) presently a restaurant on the first floor and residential on the second and third floor. Office space on the third floor. Change of use of lot 60 from vacant to parking lot to provide parking for the building on lot 31.

**Applicant/Owner:** Rio Branco LLC (lot 31) and Sarah Egidio, LLC (Lot 60)  
**ADJOURNED DATE UNKNOWN**

**Minor Subdivision, Preliminary and Final Site Plan**  
Zone: I-2 (Second Industrial (lot 31) and Newark's Riverfront Redevelopment Plan (Lot 60)  
Ward: East  
Architect: Joseph R. Asfour, Alzra Design, LLC  
Variances: Insufficient parking, building height, rear setback, first floor transparent glazing.

**VI. Memorialization of Resolutions**

1. **212-240 Rome Street; Aerofarms Renovation and Addition**
2. **70 Jabez Street; World Church of God's Power**

**VII. Adjournment**

1. **315-317 Renner Avenue; Beth El Pentecostal**

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