

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

Nancy Gould, AICP, PP
Principal Planner

Central Planning Board Determination for The Hearing of April 21, 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 April 21, 2014 6:30 PM

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

Street Vacation

Description: Vacation of a portion of Warren Place. Street Vacation requested by Rutgers University.

APPROVED

1. **CPB13-80**
807-837 Hunterdon Street; United Muslim, Inc.
Block: 3589 Lot: 40
Description: Proposed two (2) story, 9,234 SF building to be used as House of Worship. 32 parking spaces.

Applicant/Owner: United Muslim, Inc.

APPROVED WITH CONDITIONS – 4/21/2014

Preliminary and Final Site Plan
Zone: B-2 (Second Business) R-2
(Second Residential)
Ward: South
Architect/Engineer: John Halsey, T2
Arch Group
Variances: Insufficient front yard,
insufficient rear yard.

Next meeting of the Central Planning Board. Special Meeting April 28, 2014.

2. **CPB13-53**
309-311 Roseville Avenue; Shiva Durga Mandir
of New Jersey
Block: 1936 Lot: 60

Description: Proposed interior alterations and addition of approximately 870 SF to an existing two (2) family dwelling for a total of 8330 SF. Structure to be used as a house of worship.

Applicant/Owner: Rabindra Rabindradat
APPROVED WITH CONDITIONS – 4/21/2014
Memorialized May 5, 2014

Preliminary and Final Site Plan
Zone: R-4 (Fourth Residential) R-2
(Second Residential)
Ward: West
Architect/Engineer: Daniel A. Roma,
Artek Studio, LLC
Variances: Insufficient side yard,
fencing.

3. **CPB14-15**
73-95 Custer Avenue; Team Academy
Gymnasium Addition
Block: 3566 Lot: 1

Description: Existing charter school. Proposing 7,800 SF addition for gymnasium.

Applicant/Owner: Ashland School, Inc.
APPROVED WITH CONDITIONS – 4/21/2014

Preliminary and Final Site Plan
Zone: R-1 (First Residential)
Ward: South
Architect/Engineer: Gregory A.
Comito, AIA, NCARB, LEED-AP,
Comito Associates, PC
Variances: Rear yard setback, signage

VI. Memorialization of Resolutions

1. **Street Vacation, Warren Place**
2. **807-837 Hunterdon Street; United Muslim, Inc.**
3. **73-95 Custer Avenue; Team Academy**

VII. Adjournment

Next meeting of the Central Planning Board. Special Meeting April 28, 2014.