

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 28, 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 SPECIAL PUBLIC HEARING Council Chambers – Newark City Hall April 28, 2014 6:00 PM

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

1. **CPB14-20**
17-19 William Street, 25-33 Treat Pl., 35-37
Treat Pl., 39-41 Treat Pl., 33-39 Pearl Street, 29-
31 Pearl Street, 41 William Street, 64-66 William
Street, 62 William Street, 60 Williams Street, 50-
58 William Street, 48 William Street, 46 William
Street, 265-267 Halsey Street, 296-304
Washington Street, 324-326 Washington Street,
14,16,18-22 Maiden Lane
Block 57.05, Lots 1,3,02,27,29
Block 58, Lots 6,21,30,31,32
Block 93, Lot 24
Block 94, Lots 21,22,23,24,25,26,27
Block 95, Lots 1,2,3,4,8,9,16,31
Amended Preliminary and Final
Site Plan
Zone: The Living Downtown Plan
Ward: Central
Architect: Matthew McChessney,
AIA, KSS Architects
Engineer: Kenneth Grisewood,
Menlo Engineering Associates, Inc.
Variances: Signage

Central Planning Board next Meeting is scheduled for **May 5, 2014.**

Description: Amended application to demolish an existing nine (9) story vacant building and construct a new seven (7) story mixed-use building with ground floor retail and eighty-one (81) residential units on upper floors. Building previously approved at 8 stories.

Applicant: RBH-TRB 905/909 Broad Mezz Urban Renewal Entity, L.L.C.

Owner: RBH-TRB West I Mezz, LLC

ADJOURNED UNTIL – 5-05-14

2. CPB14-19

34-40 Park Place aka Two Center Street

Block: 125 Lot: 26

Description: Mixed Use 22 story residential tower and parking garage with ground floor retail.

Applicant: Two Center Street Urban Renewal, LLC

Owner: New Jersey Economic Development Authority

APPROVED WITH CONDITIONS – 4-28-14

Preliminary and Final Site Plan

Zone: Special Redevelopment Area

– Urban Renewal Plan for

Educational Center Redevelopment Project

Ward: Central

Architect: Michael Ytterberg, BLT Architects

Engineer: Phillip Scott, Matrix New Work Engineering, Inc.

Variances: Signage

3. CPB13-60

35 Bragaw Avenue

Block: 3047 Lot: 13

Description: Change of use from a one family home to a church; legalizing the existing church.

Applicant/Owner: International Pentecostal Fellowship Ministry, Inc.

APPROVED WITH CONDITIONS – 4-28-14

Preliminary and Final Site Plan

Zone: R-2 (Second Residential)

Ward: South

Architect: Joseph R. Asfour, Alzra Design, LLC

Variances: Insufficient front yard setback, Insufficient side yard setback, Parking and Signage.

VI. Memorialization of Resolutions

1. 34-40 Park Place

2. 35 Bragaw Avenue

VII. Adjournment

1. 17-19 William Street, 25-33 Treat Pl., 35-37 Treat Pl., 39-41 Treat Pl., 33-39 Pearl Street, 29-31 Pearl Street, 41 William Street, 64-66 William Street, 62 William Street, 60 Williams Street, 50-58 William Street, 48 William Street, 46 William Street, 265-267 Halsey Street, 296-304 Washington Street, 324-326 Washington Street, 14,16,18-22 Maiden Lane

Central Planning Board next Meeting is scheduled for **May 5, 2014.**