

Newark

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Division of Community Development & Planning

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Central Planning Board Determination for The Hearing of May 5, 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 May 5, 2014 6:30 PM

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

Presentation on "Genesis Towers Redevelopment Plan" for Block: 1919 Lots: 34, 40, 61 and 63 for Central Planning Board's consideration for recommendation to Municipal Council for Adoption. Formal Action May be taken.

APPROVED AND RECOMMENDED TO MUNICIPAL COUNCIL FOR ADOPTION

Hayes Park East

Description: Courtesy Review Hayes Park East Park Development TO BE PRESENTED 5/19/2014

Central Planning Board next Meeting is scheduled for **May 19, 2014.**

1. **CPB14-20**
Building 8 fka 2.1:
17-19 William Street – (Block: 57.05; Lot: 1); 25-33 Treat Place; - (Block: 57.05, Lot: 3.02); 35-37; Treat Place; - (Block: 57.05; Lot: 27) and 39 41 Treat Place, (Block: 57.05; Lot: 29) 45-53 William Street, -(Block: 58; Lot(s): 9. FKA Lots 9,11,13,14,19,20) 48-66 William Street –(Block 95, Lot 1.01) and 40-66 (Block 95, Lot 1.02) F/k/a 48 William Street (Lot 8): 50-58,60,62,64 66 William Street (Lots 1,2,3,4): 324-326 Washington Street (Portion of Lot 31): 46 William Street (Portion of Lot 9): 265-267 Halsey Street (Portion of Lot 16) 29-31 Pearl Street; 33-39 Pearl Street – (Block: 94; Lot(s): 21-27) 909 Broad Street – (Block: 93; Lot: 24)

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

APPROVED WITH CONDITIONS ON 5/5/2014

Amended Preliminary and Final Site Plan

Zone: The Living Downtown Plan

Ward: Central

Architect: Matthew McChessney, AIA, KSS Architects, LLC.

Engineer: Kenneth Grisewood, Menlo Engineering Associates, Inc.

Variances: Signage

2. **CPB14-10**
85 Gotthardt Street
Block: 1009, Lots: 50
Description: Proposed interior alterations addition to an existing warehouse to be used as a general contractor's office/warehouse space on the first floor and two apartments on the second and third floors.

Applicant/Owner: Manuel Nobre
ADJOURNED UNTIL 6/23/2014

Amended Preliminary and Final Site Plan

Zone: I-1 (First Industrial)

Ward: East

Architect: Daniel A. Roma, Artek Studio, LLC

Variances: Insufficient parking, Rear yard setback, Transparent Glazing

3. **CPB14-18**
39-121 Ludlow Street; Newark Housing Authority Training Recreational Educational Center (TREC)
Block: 3764, Lot: 1
Description: Construction of 26,282 SF Community Center with recreational and community space. Construction of 53 space parking lot.

Preliminary and Final Site Plan, Major Subdivision

Zone: R-3 (Third Residential)
Ward: East
Architect/Engineer: Frank A. Frega, P.E., KS Engineers, P.C.
Variances: Excessive Parking

Applicant/Owner: Newark Housing Authority
APPROVED WITH CONDITIONS ON 5/5/2014

4. **CPB14-22**
220-280 Irvine Turner Blvd; New Horizons - Phase I/Urban Renew Assoc. LP
Block: 2580, Lot: 2
Description: Construction of a new four (4) story mixed use building consisting of 89 residential units and 8,005 SF of retail space.

Amended Preliminary and Final Site Plan, Major Subdivision

Zone: I-1 (First Industrial)
Ward: Central
Architect: Nicholas Netta, Netta Architects
Engineer: Phillip Scott, Matrix New Work Engineering, Inc.
Variances: Insufficient Parking, Front yard setback

Applicant: New Horizon Phase I Urban Renewal Associates, LP
Owner: Newark Housing Authority
APPROVED WITH CONDITIONS ON 5/5/2014

VI. Memorialization of Resolutions

1. **Genesis Towers Redevelopment Plan**
2. **17-19 William Street; Teachers Village at 4 Corners Building 8**
3. **39-121 Ludlow Street; New Housing Authority Training Rec. Educ.**
4. **220-280 Irvin Turner Blvd; New Horizons Phase I**
5. **309-311 Roseville Avenue; Shiva Sarga Mandir of NJ Inc.**

VII. Adjournment

1. **85 Gotthardt Street**

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