

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 June 9, 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 June 9, 2014 6:30 PM

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

Hayes Park East

Description: Courtesy Review for the Redevelopment of Hayes Park East
Park Development

ADJOURNED UNTIL JUNE 23, 2014

1. **CPB13-82**
546 Bloomfield Avenue; Pediatric Dental Office
Block: 653; Lot: 10
Description: One story dental office approximately
2,781 square feet.

Preliminary and Final Site Plan
Zone: B-2 (Second Business)
Ward: North
Architect: Gregory Comito, Comito
Associates, PC
Variances: Minimum parking,

Central Planning Board next Meeting is scheduled for **June 23, 2014**.

Applicant/Owner: 544-546 Bloomfield Avenue, LLC
APPROVED WITH CONDITIONS

minimum rear yard setback

2. **CPB14-17**
214 Market St.; Rehabilitation of 214 Market St.
Block: 164; Lot: 30
Description: 6,519 SF building. Rehabilitation of a three (3) story limestone, terra-cotta and brick building. Applicant proposes to utilize the street and basement level floors as one (1) commercial unit. The second floor will be utilized as two (2) one bedroom residential units. On the third floor of the building, a new 182 square foot addition to house one (1) two (2) bedroom residential unit as well as a new roof terrace. Additionally, the applicant proposes to utilize the roof of the property as a new roof terrace for unit 404, a residential unit located at 216 Market Street.

Preliminary and Final Site Plan, Major Subdivision
Zone: Downtown Core
Redevelopment Plan
Ward: East
Architect: Paul V. Giammona, Brick Studios
Variances: Minimum rear yard setback

Applicant/Owner: Fleet 214 Market Street, LLC
APPROVED WITH CONDITIONS – 6/9/14

3. **CPB13-81**
18-20 Downing Street;30-32 Madison Street;30 Monroe Street
Block: 2002 Lot: 31 and 60
Description: Minor subdivision 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 floors, to restaurant on the first floor, banquet facilities on the second floor and office on the third floor. Change of use of lot 60 from vacant to parking lot to provide parking for the building on lot 31 with 35 parking spaces.

Minor Subdivision, Preliminary and Final Site Plan
Zone: I-1 First Industrial (lot 31) and Newark's Riverfront
Redevelopment Plan (Lot 60)
Ward: East
Architect: Joseph R. Asfour, Alzra Design, LLC
Variances: Minimum building setback, rear yard setback, first floor transparent glazing; tandem parking spaces.

Applicant/Owner: Rio Branco LLC (lot 31) and Sarah Egidio, LLC (Lot 60)
APPROVED WITH CONDITIONS

4. **CPB14-11**
305 Third Avenue; Today's Heroes Unifying Generations, Inc.
Block: 1951 Lot: 22

Description: Renovate approximately 7,414 SF portion of an industrial complex to be utilized as a motorcycle social club. The club has approximately 100 members. The remainder of the complex will continue to be used for manufacturing purposes.

Applicant: Today's Heroes Unifying Generations, Inc.

Owner: Nanes Metal Finishing Co., Inc.

APPROVED WITH CONDITIONS

Preliminary and Final Site Plan

Zone: I-1 (First Industrial)

Ward: North

Architect/Engineer: Joseph R.

Asfour, Alzra Design, LLC

Variances: Minimum front yard setback, rear yard setback

VI. Memorialization of Resolutions

1. **546 Bloomfield Avenue**
2. **214 Market Street**
3. **18-20 Downing Street**
4. **305 Third Avenue**

VII. Adjournment

1. **Hayes Park East**