

Newark

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Central Planning Board Determination for The Hearing of June 23, 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 23, 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
APPROVED – 6/23/14

Central Planning Board next Meeting is scheduled for **July 14, 2014**.

1. **CPB14-26**
406-430 S. Orange Avenue/11-37 & 28-32 Ashland Street; Rise Academy Athletic Field
Block: 317
Lot: 1-8, 11, 13-15, 21, 56 & 58
Block: 264; Lot: 4, 5 & 7
Description: Proposed athletic field and an 18 space parking lot as accessory uses to existing Charter School. Demolition of a vacant multi-story apartment building and auto service and repair shop.

Applicant/Owner: Ashland School, Inc.
APPROVED W/CONDITIONS – 6/23/14

Preliminary and Final Site Plan
Zone: West Ward, Redevelopment Plan, Block 317 – South Orange Avenue Redevelopment Plan, B-2 (Second Business)
Ward: West
Architect: Comito Associates, PC
Engineer: Maser Consulting, PA
Variances: Rear yard, maximum lighting height, maximum fence height, landscape buffer.

2. **CPB14-10**
85 Gotthardt Street
Block: 1009; Lot: 50
Description: Proposed interior alterations/addition to an existing warehouse to be used as a general contractors' office on the first floor and one (1) apartment on the second floor.

Applicant/Owner: Manuel Nobre
APPROVED W/CONDITIONS – 6/23/14

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.

3. **CPB14-29**
36-54 Rector Street
Block: 17; Lot: 26
Description: Adaptive reuse of Newark Public School's Science High school, with the addition of a tower on top of the existing building. Twenty one (21) story mixed use, 5,938 SF retail and 168 residential units. 120 parking spaces.

Applicant/Owner: 36-54 Rector Urban Renewal, LLC
APPROVED W/CONDITIONS – 6/23/14

Amended Final Site Plan
Zone: B-4 (Living Downtown Plan)
Ward: Central
Architect: Perkins Eastman
Engineer: Dynamic Engineering
Variances: Insufficient stall size, rooftop mechanical equipment setbacks, truck loading.

VI. Memorialization of Resolutions

1. **406-430 S. Orange Avenue/11-37 & 28-32 Ashland Street/Rise Academy Athletic Field**
2. **85 Gotthardt Street**
3. **36-54 Rector Street**

VII. Adjournment

Central Planning Board next Meeting is scheduled for **July 14, 2014**.