

Newark

Ras J. Baraka
Mayor

Department of Economic & Housing Development
Division of Community Development & Planning

Baye Adofo-Wilson
Director

Central Planning Board
920 Broad Street, Room 112
Newark, New Jersey 07102
Tel. 973-733-6333
Fax 973-733-4369

Nancy Gould, PP,
Principal Planner

Central Planning Board Determination for The Hearing of August 18, 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 August 18, 2014 6:00 PM

- I. OPENING STATEMENT (SUNSHINE LAW/MUNICIPAL LAND USE LAW)
- II. ROLL CALL
- III. MINUTES
- IV. COMMUNICATIONS
- V. ELECTION OF CHAIR & VICE-CHAIR
- VI. PUBLIC HEARING

Street Vacation

Description: Vacation of the public right-of-way of Jules Place. Jules Place is a paper street. The street vacation is requested by A&A Construction. A&A has site plan approval from the Central Planning Board to construct 128 dwelling units in 9 multi-family apartment buildings. The vacation of Jules Place will allow the project to proceed.

APPROVED 8-18-2014

Central Planning Board next Regular Meeting is scheduled for **August 25, 2014 at 6:30 pm.**

1. **CPB14-24**
37-39 Jackson Street
Block: 2000; Lot: 14
Description: Newark's River Plan amendment to previously approved site plan July 17, 2006 to increase the number of units to 18 in a 3-story building. Eighteen (18) 2-bedroom units, three floors with 6 units each and over 18 parking spaces on the ground floor.

Applicant/Owner: Franco Realty, LLC
APPROVED WITH CONDITIONS ON 8-18-2014

Preliminary and Final Site Plan
Zone: Newark's River Plan
Ward: East
Architect/Planner: Joseph R. Asfour, AIA, Alzra Design, LLC
Variances: Front Setback Above Third Floor, Number of Parking Spaces, Percentage of Transparency
Waivers: Parking Stall Sizes, Aisle Width

2. **CPB14-04**
49 Halsey Street
Block: 19; Lot: 8
Description: Proposed interior alteration to an existing basement space to be used as commercial space. Total building size 3,712 SF. Basement space totals 928 SF. Hours of operations 9am to 11pm with approximately 4 employees.

Applicant/Owner: Jose Rodriguez
APPROVED WITH CONDITIONS ON 8-18-2014

Preliminary and Final Site Plan
Zone: Living Downtown
Redevelopment Plan (B-4)
Ward: Central
Architect: Daniel A. Roma, Artek Studio, LLC
Variances: None

3. **CPB14-30**
1-39 Avenue L; Troy Chemical Corp. Inc.
Block: 5038; Lot: 98, 98.06
Description: Propose to remove an existing one-story building to construct a one-story dispersion building consisting of 2,588 SF with attached utility room of 326 SF and total floor area of 2,914 SF.

Applicant/Owner: Troy Chemical Corporation, Inc.
APPROVED WITH CONDITIONS ON 8-18-2014

Preliminary and Final Site Plan
Zone: NJR-121 Industrial Urban Renewal I-3 (Third Industrial)
Ward: East
Architect/Engineer: Comito Assoc., P.C.
Variances: None

Central Planning Board next Regular Meeting is scheduled for **August 25, 2014 at 6:30 pm.**

4. **CPB14-21**
24-26 Oxford Street; Oxford Development
Block: 2024; Lot: 45
Description: Subdivision of 5,000 SF lot 45 in Block 2042 into two new lot(s) 45.01 and 45.02 and construction of two (2) new two-family dwellings. Each two-family dwelling totals 3,825 SF.

Applicant/Owner: Oxford Development Group, LLC
APPROVED WITH CONDITIONS ON 8-18-2014

Preliminary and Final Site Plan, Minor Subdivision

Zone: Riverfront Redevelopment Plan
Ward: East
Architect/Engineer: Rui Amaral Architect
Variances: Minimum lot width, minimum lot area, glazing front facade

5. **CPB14-25**
1129-1137 Broad Street; Offices for the General Consulate of Ecuador
Block: 2817; Lot: 25
Description: Conversion of a one (1) story commercial building into a two-story 9,950 SF government building for the Consulate General of the Republic of Ecuador.

Applicant/Owner: General Consulate of Ecuador in New Jersey
APPROVED WITH CONDITIONS ON 8-18-2014

Preliminary and Final Site Plan,

Zone: B-3 (Third Business)
Ward: East
Architect/Engineer: Jose Carballo Architectural Group, P.C.
Variances: None

- VII. Memorialization of Resolutions**
- 1. Street Vacation – Jules Place**
 - 2. 37-39 Jackson Street**
 - 3. 49 Halsey Street**
 - 4. 1-39 Avenue L**
 - 5. 24-26 Oxford Street**
 - 6. 1129-1137 Broad Street**
 - 7. 50-60 Elizabeth Avenue**

Central Planning Board next Regular Meeting is scheduled for **August 25, 2014 at 6:30 pm.**