

**NEWARK CENTRAL PLANNING BOARD AGENDA  
REGULAR PUBLIC HEARING  
Council Chambers – Newark City Hall  
September 22 2014  
6:30 PM**

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

1. **Consideration of an amendment to the Newark 2012 Master Plan and Future Land Use Map. Formal action may be taken.  
APPROVED – 9/22/14**

2. **Adoption and memorialization of a resolution referring to Newark Municipal Council the proposed Newark Zoning & Land Use Regulations, which would replace the Zoning Ordinance (Title 40 of Municipal Code), Land Use Procedures (Title 37) and Subdivision/Site Plan Ordinance (Title 38) as well as change the Official Zoning Map of Newark. Formal action may be taken.  
APPROVED – 9/22/14**

3. **CPB14-44  
27-43 Pennsylvania Link Community School, Inc.  
Block: 2823; Lot: 15  
Description: Subdivide block 2823; lot 15 and lot 23 into two lots. Lot 23.01 and lot 23.02 to separate the school and the convent onto different tax lots. Lot 23.01 is a school building including a garden area and playground. Lot 23.02 will house a convent. Parking will remain the same.**

**Subdivision Only**

Zone: R-2 (Second Residential)

Ward: East

Architect: George J. Anderson, LLC

Variances: None

**Applicant:** Link Community School, Inc.

**Owner:** Saint Columbia Roman Catholic Church

**APPROVED WITH CONDITIONS – 9/22/14**

Central Planning Board next Meeting is scheduled for **October 6, 2014.**

3. **CPB14-16**  
**586-606 North Seventh Street; Saint Francis Xavier Church**  
**Block: 642; Lot: 20, 22 & 9**  
**Description:** Proposed merger of 82,993 sf lots 20, 22 and 9 in Block 642 in order to create two new lots 20 and 22 with various restrictions and various easements affecting both lots.
- Applicant:** Catholic Charities of the Archdiocese of Nwk.  
**Owner:** St. Francis Xavier Church  
**APPROVED WITH CONDITIONS – 9/22/14**
- Subdivision Only**  
Zone: R-3 (Third Residential)  
Ward: North  
Architect: Nancy J. Scott, P.L.S., Ensurplan, Inc.  
Variances: None
5. **CPB14-40**  
**315 Renner Avenue; Beth El Pentecostal House of Prayer Apostolic, Inc.**  
**Block: 3620; Lot: 24**  
**Description:** To convert existing day care operation into a church of approximately 3,647 sf.
- Applicant:** Pastor LaVerne Terry  
**Owner:** Peach Properties LLC / Booker T. Jones, Member of the LLC –  
**ADJOURNED UNTIL - 11/10/14**
- Preliminary and Final Site Plan**  
Zone: R-3 (Third Residential)  
Ward: South  
Architect: Harold Tullis, Tullis Studio  
Variances: No front and rear yard setbacks and insufficient parking.
6. **CPB14-37**  
**416-478 Doremus Avenue; Sunoco Modular Office Building**  
**Block: 5070; Lot: 13**  
**Description:** One-story modular office with a net floor area of 2,731 square feet with parking and a finished floor one foot above the flood elevation.
- Applicant:** Sunoco, Inc. (R&M)  
**Owner:** Sunoco Partners Marketing & Terminals L.P.  
**APPROVED WITH CONDITIONS - 9/22/14**
- Preliminary and Final Site Plan**  
Zone: I-3 (Third Industrial)  
Ward: East  
Architect: Phillip Scott, P.E., Matrix New World Engineering, Inc.  
Variances: None

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**7. CPB13-45  
609-633 Broad Street  
"Hahnes & Company Department Store Building"  
Block: 18 Lot: 39**

**Description:** Rehabilitate approx. 72,083 sq. ft. of ground floor retail space; approx. 83,085 sq. ft. of commercial/office space on the second, third and fourth floors and approx.; 127 residential units on the upper floors. Including addition on a fifth floor penthouse level apartment. To construct a twelve (12) story (212) residential units in a mixed-use bldg. Contains basement level parking garage with approx. 213 off-street parking spaces. Building will provide 100,851 sq. feet of commercial/office space and 68,148 sq. ft. street level retail space.

**Amended Preliminary and Final Site Plan**

Zone: Living Downtown  
Redevelopment Area  
Ward: Central  
Architect: Richard Metsky, FAIA,  
Beyer, Blinder, Belle, Architects &  
Planners, LLP  
Variances: Insufficient Parking,  
Violation of Step back Boundary,  
Number of signs  
Waivers: Parking space Size  
Tandem parking, drive aisle width.

**Applicant/Owner:** 609 Broad Street, LLC  
**APPROVED WITH CONDITIONS - 9/22/14**

**VI. Memorialization of Resolutions**

1. **Amendment to the Newark 2012 Master Plan and Future Land Use Map**
2. **Newark Municipal Council (Newark Zoning & Land Use Regulations)**
3. **27-43 Pennsylvania; Link Community School, Inc.**
4. **416-478 Doremus Avenue; Sunoco Modular Office Building**
5. **140-142 Walnut Street; Proposed Banquet Hall**
6. **127-131 Halsey Street; Rehabilitation of 127 Halsey Street**
7. **10-15 Denbigh Street; 9-13 Wheeler Point Road & 344 Malvern Street**

**VII. Adjournment**

1. **315 Renner Avenue; Beth El Pentecostal House of Prayer Apostolic, Inc.**

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