

Central Planning Board Determination for The Hearing of October 20, 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 October 20, 2014 6:30 PM

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

1. **CPB13-61**
323-327 Ferry Street/23 Main Street/10-38
Magazine
Block: 2046; Lot: 2.01
Description: Five (5) Story building consisting of 92 dwelling units and 11,070 square feet of retail space. Applicant wishes to amend previous site plan approval to increase the number of dwelling unit from 68 to 92 and parking spaces from 77 to 92.

Amended Final Site Plan
Zone: I-1 (First Industrial)
Ward: East
Architect: Dean Marchetto Architects
P.C.
Engineer: Drew M. Di Sessa, P.E.,
PMK Group
Variances: Lot area, Front, Side and
Rear Yard Setbacks, Maximum
Number of Stories and Insufficient
Parking.

Applicant/Owner: Vision Downtown Urban Renewal,
LLC

ADJOURNED TO 11/24/2014

Central Planning Board next Meeting is scheduled for **November 10, 2014.**

2. **CPB13-44**
222 So. 12th Street; R.C. Kingdom Ministries
Block: 1815; Lot: 57
Description: To use vacant building as a house of worship/Church.
- Applicant/Owner:** Righteousness of Christ Kingdom Ministries
- ADJOURNED TO 11/24/2014**

Preliminary and Final Site Plan
Zone: I-1 (First Industrial)
Ward: West
Architect: Claude Jones, Christian Designs
Variances: Insufficient Parking and Front Yard Parking

3. **CPB14-36**
1010 Broad Street
Block: 883; Lot(s): 50, 52, 54
Description: Mixed use commercial and residential project of 67,734 sq. ft. which includes the renovation of an existing three (3) story building and the construction of a new seven (7) story addition. Commercial use is limited to the ground level with residential use located on the upper levels.
- Applicant/Owner:** 1010 Realty, LLC
- APPROVED FOR PREL/FINAL SITE PLAN WITH CONDITIONS – 10/20/14**

Preliminary and Final Site Plan
Zone: Lincoln Park Redevelopment Plan
Ward: East
Architect: Michael S. Cioban, AIA, Mikesell & Associates Architecture and Planning
Variances: Insufficient Parking and No Stepback

4. **CPB14-45**
45-59 Hayes Street; The New Horizon Community Charter School, Inc. – School Addition
Block: 249; Lot(s): 1 & 14
Description: The addition will be constructed on property adjoining the existing school serving grades K-5. The addition of grades 6-8 will continue the New Horizons School's mission through grade 8. The addition will also accommodate a gymnasium on site.
- Applicant/Owner:** The New Horizons Community Charter School, Inc.
- APPROVED FOR PREL/FINAL SITE PLAN WITH CONDITIONS – 10/20/14**

Preliminary and Final Site Plan
Zone: R-3 (Third Residential) and B-2 (Second Business)
Ward: Central
Architect: Brian Aitchison, AIA & John Capazzi, RSC Architects
Variances: Minimum rear yard setback

VII. Memorialization of Resolutions

1. **159-163 Malvern Street**
2. **46-132 St. Charles Street**

VIII. Adjournment

1. **323-327 Ferry Street; 23 Main Street; 10-38 Magazine Street**
2. **222 South 12th Street; Kingdom Ministries**

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