

# Newark

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## Central Planning Board Determination for The Hearing of November 24, 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 Room B-29 Newark City Hall November 24, 2014 6:30 PM

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

### AREA IN NEED OF REDEVELOPMENT CONSIDERATION

**Proposed adoption and approval recommending to the Newark Municipal Council  
360 New York Avenue BLOCK 996, LOTS 1, 2, 3, & 60 be declared as an Area In  
Need of Redevelopment. Formal action may be taken.**

**APPROVED**

1. **CPB14-28**  
**175-181 South Street; Change of Use**  
**Block: 1163 ; Lot: 16**  
**Description:** Change the use of the existing commercial (auto body) use on the ground floor of an existing three-story building of 11,418 sf to include up to six (6) new commercial (retail) uses and one (1) additional apartment on the existing second floor to make the building a mixed-use building with eleven (11) units and 9 parking spaces.

**Applicant/Owner:** Adler Barr Investment Fund LP  
**APPROVED W/CONDITIONS – 11/24/14**

**Preliminary and Final Site Plan**  
Zone: I-1 (First Industrial)  
Ward: East  
Architect: Dave Robinson, R.A, P.P.,  
Studio for Urban Architecture and  
Design  
Variances: Insufficient Parking,  
Insufficient Rear Yard Setback, and  
number of Signs.

2. **CPB13-61**  
**323-327 Ferry St./23 Main St./10-38 Magazine**  
**Block: 2046; Lot: 2.01**  
**Description:** Five (5) Story building (129,602 sf) consisting of 89 dwelling units and 9,495 square feet of retail space. Applicant wishes to amend previous site plan approval to increase the number of dwelling unit from 68 to 89 and parking spaces from 77 to 86 (also 8 tandem spaces are provided but do not count toward required parking, 92 off-street parking spaces provided in total).

**Applicant/Owner:** Vision Downtown Urban Renewal,  
LLC  
**ADJOURNED UNTIL 12/22/14**

**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: Insufficient Lot area,  
Front, Side and Rear Yard  
Setbacks, Exceeding Maximum  
Number of Stories and Insufficient  
Parking.

3. **CPB13-44**  
**222 So. 12<sup>th</sup> Street; R.C. Kingdom Ministries**  
**Block: 1815; Lot: 57**  
**Description:** To use a vacant building as a 3,284 sf house of worship/church with seating for 54 people and four (4) off-street parking spaces.

**Applicant/Owner:** Righteousness of Christ Kingdom  
Ministries  
**ADJOURNED UNTIL 12/22/14**

**Preliminary and Final Site Plan**  
Zone: I-1 (First Industrial)  
Ward: West  
Architect: Claude Jones, Christian  
Designs  
Variances: Insufficient Parking and  
placement of parking in the front  
yard.

**VI. Memorialization of Resolutions**

1. **360 New York Avenue**

**VII. Adjournment**

1. **323-327 Ferry St./23 Main St./10-38 Magazine**  
2. **222 So. 12<sup>th</sup> Street; R.C. Kingdom Ministries**

Central Planning Board next Meeting is scheduled for **December 8, 2014.**