

Newark

Ras J. Baraka
Mayor

Department of Economic & Housing Development
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Central Planning Board Determination for The Hearing of December 8, 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 December 8, 2014 6:30 PM

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

AMENDMENT TO THE FAIRMOUNT URBAN RENEWAL PLAN

**Proposed Adoption and Referral to Municipal Council of the 10th Amendment to the Fairmount Urban Renewal Plan. Formal Action may be taken.
APPROVED – 12/8/2014**

AMENDMENT TO THE DOWNTOWN CORE REDEVELOPMENT PLAN

**Proposed Adoption and Referral to Municipal Council of the 3rd Amendment to the Downtown Core Redevelopment Plan. Formal Action may be taken.
APPROVED W/AMENDMENTS – 12/8/2014**

STREET VACATION

**Proposed Vacation of West Park Street Formal Action may be taken.
DENIED – 12/8/2014**

SITE PLAN APPLICATIONS

- 1. CPB 14-48**
137 Stockton Street; Stockton Auto Sales, Inc.
Block: 5032; Lot: 20
Description: To permit and remove time limits on the continued use of the premises as a 40,000 square foot used car lot and trailer measuring 575 square feet as an office for the business.

Applicant: Antonia L. Pacheco, President of Stockton Auto Sales, Inc.
Owner: Marc E. Berson & Josh Sternberg, Stockton Delaney Ltd. Partnership
APPROVED W/CONDITIONS/12-08-14

Preliminary and Final Site Plan, Conditional Use
Zone: (I-3) Third Industrial
Ward: East
Architect: Jose Gennaro
Variance: Excessive Signage
- 2. CPB 14-46**
618-650 Haynes Avenue; Homes2 Suite by Hilton
Block: 5088.01; Lot: 76.04
Description: Construction of a four (4) story 56,561 sf hotel consisting of approximately 108 hotel rooms. The new hotel will be located adjacent to an existing six (6) story, 160 room hotel with associated site improvements. Both hotels will have shared parking consisting of approximately 196 parking spaces.

Applicant: SSN Hotel Management, LLC
Owner: Shriji Hospitality, LLC
ADJOURNED UNTIL – 12/22/2014

Preliminary and Final Site Plan
Zone: (I-3) Third Industrial
Ward: East
Engineer: John M. Pettit, PE, PP.
CME; The Pettit Group, LLC
Waivers: Site Landscaping and Trees
- 3. CPB 14-49**
84-86 Walnut Street; 16 Proposed Apartments
Block: 877; Lots: 21 & 23
Description: Demolition of an existing warehouse and construction of a new 25,022 square foot, five (5) story, sixteen (16) residential unit apartment building with ten (10) parking spaces on the ground floor.

Applicant/Owner: 82 Walnut Street, LLC
APPROVED W/CONDITIONS-12-08-14

Preliminary and Final Site Plan
Zone: Living Downtown
Redevelopment Plan
Ward: East
Architect: Martha Brazoban, R.A., M.B. Architectural Design and Consulting, LLC
Variances: Insufficient Parking, Insufficient Lot Size and Lot Width

VI. Memorialization of Resolutions

1. Proposed Adoption and Referral to Municipal Council of the 3rd Amendment to the Downtown Core Redevelopment Plan
2. Proposed Vacation of West Park Street Formal Action may be taken.
3. 28 James Street; Conversion of Ground Floor commercial to residential
4. 131-167 Kossuth Street aka 130-136, 160-166 Rome Street; 119-131 St. Charles Street
5. 413-427 So. 17th Street; Shiloh Apostolic Church Living Center, Inc.
6. 175-181 South Street; Change of Use at 175-181 South Street

VII. Adjournment

1. 618-650 Haynes Avenue; Homes2 Suite by Hilton

Central Planning Board next Meeting is scheduled for **December 22, 2014.**