

Newark

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Planning Director

Central Planning Board Determination for The Hearing of December 22, 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 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. **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 106 hotel rooms. The new hotel will be adjacent to and share a site with an existing six (6) story, 160 room hotel with associated site improvements. Both hotels will have shared parking consisting of approximately 196 parking spaces.

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
Variances: None

Applicant: SSN Hotel Management, LLC

Owner: Shriji Hospitality, LLC

ADJOURNED UNTIL - 01-12-2015

2. **CPB 14-40**
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 square feet. Up to 12 off-street parking spaces proposed at a nearby lot off-site located at 12 Bragaw Ave via a lease agreement.

Applicant: Pastor LaVerne Terry
Owner: Peach Properties LLC / Booker T. Jones, Member of the LLC

APPROVED W/CONDITIONS - 12-22-14

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.

3. **CPB13-44**
222 So. 12th 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 with four (4) off-street parking spaces.

Applicant/Owner: Righteousness of Christ Kingdom Ministries

ADJOURNED UNTIL - 02-23-2014

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.

4. **CPB14-56**
242-246 Johnson Avenue and 9-15 West Peddie Street; Presto Auto Sales
Block: 2726; Lot: 21.03
Description: Renewal of a conditional use approval for used auto sales lot with a one (1) story office trailer and two (2) sheds.

Applicant/Owner: Presto Auto Sales, Inc.

APPROVED W/CONDITIONS - 12-22-14

Conditional Use, Preliminary and Final Site Plan
Zone: (I-2) Second Industrial
Ward: South
Engineer: Mark S. Cifelli, P.E., Matrix New World Engineering, Inc.
Variances: None

5. **CPB14-45**
110 Riverside Street
Block: 724.01; Lot: 22
Description: Construction of a 30' X 30.33' addition to the front of the existing building for office/storage. A 20' X 35 addition to the rear of building for storage.

Applicant: DCI Signs & Awnings, Inc.

Owner: ABC Sign Factory, LLC

APPROVED W/CONDITIONS - 12-22-14

Preliminary and Final Site Plan
Zone: (I-2) Second Industrial and Newark River Redevelopment Plan
Ward: North
Engineer: Careaga Engineering, Inc.
Variances: Excessive Signage, Insufficient Front and Rear Yard Setbacks, Landscaping and Trees

Next Central Planning Board Meeting is scheduled for **January 12, 2015.**

6. CPB14-50
192-194 Third Street
Block: 1914; Lot: 61
Description: To demolish an existing three story house to build two (2) new two family dwellings of 4,370 square feet each.

Applicant/Owner: Emanuel Klein/TBF Development, LLC
APPROVED W/CONDITIONS - 12-22-14

Preliminary and Final Site Plan, Minor Subdivision
Zone: (R-3) Third Residential
Ward: Central
Architect: Daniel A. Roma, Artek Studio, LLC
Variances: Insufficient Lot Area and Lot Width, Insufficient Transparent Glazing

7. CPB14-63
129 Littleton Avenue; TEAM Academy Charter School
Block: 1801; Lot: 15
Description: Vacant two (2) story building to be demolished to build a new four (4) story 104,221 square foot building to be used as a charter school. Applicant received approval on May 13, 2013 and seeks an amended approval for a 22,092 square foot expansion to the proposed school building.

Amended Final Site Plan
Zone: (R-3) Third Residential, Fairmount Neighborhood Scattered Site Redevelopment Area
Ward: West
Engineer: David F. Wisotsky, P.E., Bohler Engineering
Architect: Merilee Meacock, KSS Architects
Variances: None

Applicant/Owner: Kingston Educational Holdings, I, Inc.
DENIED – 12-22-2014

VI. Memorialization of Resolutions
None

VII. Adjournment

1. **618-650 Haynes Avenue; Home2 Suite by Hilton**
2. **222 So. 12th Street; R.C. Kingdom Ministries**

Next Central Planning Board Meeting is scheduled for **January 12, 2015.**