

Newark

Ras J. Baraka
Mayor

Department of Economic & Housing Development
Office of Planning, Zoning and Sustainability

Baye Adofo-Wilson
Deputy Mayor/Director

Central Planning Board
920 Broad Street, Room 112
Newark, New Jersey 07102
Tel. 973-733-6333
Fax 973-733-4369

Mark Barksdale, PP, AIA
Director

Central Planning Board Determination for The Hearing of February 9, 2015

The below listed items were before the Central Planning Board for site plan/subdivision approval. Those that received approval have the words "**APPROVED**" OR "**APPROVED WITH CONDITIONS**" 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 Conference Room #304 – Newark City Hall February 9, 2015 6:30 PM

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

1. **CPB 14-54**
155-157 Tichenor Street.; Pereira's Auto Repair Shop
Block: 927; Lot: 10
Description: One (1) story concrete Auto Mechanic Repair Shop approximately 6,239.25 square feet seeking renewal and final approval of the conditional use.

Preliminary and Final Site Plan, Conditional Use

Zone: I-1 (First Industrial)

Ward: East

Architect: Ana Sousa, Ana Sousa

Variances: Buffer requirements,
Exceeding maximum fence height
and type.

Applicant: Pereira's Auto Repair, Inc.

Owner: Antonio c. Pereira

APPROVED WITH CONDITIONS – 2-09-15

2. **CPB 14-58**
22 Chelsea Avenue; Colvin Welcome
Block: 4208; Lot: 19
Description: Conversion of an existing two family dwelling approximately 3,750 square feet to be used as a three family dwelling. No on-site parking provided.

Applicant/Owner: Colvin Welcome
APPROVED WITH CONDITIONS – 2-09-15

Preliminary and Final Site Plan
Zone: R-2 (Second Residential)
Ward: West
Architect: Daniel A. Roma, Artek Studio, LLC
Variances: Insufficient Parking, Insufficient Glazing on Front Facade.

3. **CPB 14-33**
25 Jacob Street; Rise & Shine Childcare Academy
Block: 203; Lot: 10
Description: Use of church building as a childcare facility of approximately 3,339 square feet for 30 children with hours of operation from 7:00 am to 7:00 pm. No on-site parking provided.

Applicant: Reverend Emmanes Doxy
Owner: The Great Commission Ministry
APPROVED WITH CONDITIONS – 2-09-15

Preliminary and Final Site Plan
Zone: Kent Brenner Springfield Redevelopment Plan
Ward: Central
Architect: Joseph R. Asfour, Alzra Design LLC
Variances: Insufficient Parking, Insufficient Front, Side, Rear Yard and Lot width.

4. **CPB 14-61**
124-128 Polk Street; Story Hall Daycare
Block: 1993; Lot: 31
Description: Conversion of a 9,289 commercial space to a daycare/preschool for 104 children. Previously approved as commercial space with two (2) floors of residential over ground floor. No on-site parking provided.

Applicant/Owner: Stony Hall Daycare
ADJOUNED UNTIL 2-23-15

Amended Preliminary and Final Site Plan
Zone: I-1 (First Industrial)
Ward: East
Architect: Joseph R. Asfour, Alzra Design LLC
Variances: Insufficient Parking

Next Central Planning Board Meeting February 23, 2015

5. **CPB 15-06**
163 Market Street; Adam Heaven/Jenel Management
Block: 55; Lot: 1
Description: Existing commercial use with lot area of approximately 1,316 square feet to create one (1) additional commercial unit. Hours of operation from 10:00 am to 8:00 pm with five (5) employees.
- Applicant:** Jenel Management
Owner: 787 Broad, LLC
APPROVED WITH CONDITIONS – 2-09-15

Minor Site Plan
Zone: Living Downtown
Redevelopment Plan, Four Corners
Historic District
Ward: Central
Architect: Russell DeRosa, The
DeRosa Group, PC
Variances: None

6. **CPB 15-04**
129 Littleton Avenue; Team Academy Charter School
Block: 1801; Lot: 15
Description: Vacant two (2) story building to be demolished and a four (4) story charter school building at 22,092 square feet on the third and fourth floors for a total of 104,2241 square feet.
- Applicant/Owner:** Kingston Educational Holdings I, Inc.
APPROVED WITH CONDITIONS – 2-09-15

Amended Final Site Plan
Zone: Fairmount Neighborhood
Scattered Site Redevelopment Plan
Ward: West
Engineer: David F. Wisotsky, P.E.,
Bohler Engineering
Architect: KSS
Variances: None

VI. Memorialization of Resolutions

1. 315 Renner Ave.; Beth El Pentecostal House of Prayer Apostolic, Inc. CPB13-73
2. 242-246 Johnson Avenue; 9-15 W. Peddie St; Presto Auto Sales – CPB14-56
3. 110 Riverside Avenue; DCI Signs – CPB14-45
4. 192-194 Third Street; TBG Development, LLC – CPB14-50
5. 618-650 Haynes Avenue; SSN Hotel Management – CPB14-46
6. 84-86 Walnut Street; 84 Walnut St LLC – CPB14-49
7. 137 Stockton Street; Stockton Auto Sales – CPB14-48
8. 129 Littleton Avenue; Kingston Educational Holdings I – CPB14-64
9. 163 Market Street; Adam Heaven/Jenel Management – CPB15-06

VII. Adjournment

1. 124-128 Polk Street; Story Hall Daycare

Next Central Planning Board Meeting February 23, 2015