

# Newark

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Mark Barksdale  
Director of Planning, Zoning & Sustainability

## Central Planning Board Determination for The Hearing of February 23, 2015

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 Conference Room #304 – Newark City Hall February 23, 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 14-60**  
**36-44 Liberty St. aka 691-699 McCarter Highway;**  
**Mirage Auto, Inc.**  
**Block: 868; Lot(s): 24, 28 & 30**  
**Description:** Renewal of a used car lot of approximately 8,776 square feet with a one story brick office building. 3 parking spaces provided.

**Preliminary and Final Site Plan,**  
**Conditional Use**  
Zone: I-1 (First Industrial)  
Ward: East  
Architect/Engineer: Jose Gennaro,  
Jose Gennaro A.I.A  
Variances: Excessive Signage,  
Height and type of fence

**Applicant/Owner:** Victor Santos

**APPROVED WITH CONDITIONS - 2/23/15**

2. **CPB 14-44**  
**222 South 12<sup>th</sup> Street; R.C. Kingdom Ministries**  
**Block: 1815; Lot: 57**  
**Description:** To use this 3,284 square foot, one story masonry building as a house of worship. No parking spaces provided.  
  
**Applicant:** Claud Jones  
**Owner:** Righteousness of Christ Kingdom Ministries  
**ADJOURNED UNTIL – 05/04/15**
  
3. **CPB 14-55**  
**188 Springfield Avenue; McDonald's**  
**Block: 236; Lot: 1.06**  
**Description:** One-story 24 hour restaurant with drive-thru consisting of 4,388 square feet masonry building.  
  
**Applicant/Owner:** Springfield Avenue Retail, LLC  
**ADJOURNED UNTIL – 03/09/15**
  
4. **CPB 14-65**  
**48-52 Jones St.; Taco Bell & Retail "C" Shop Space**  
**Block: 236; Lot: 1.01 and a portion of 1.02**  
**Description:** Amended application to change an approved fast food restaurant of 4,840 square feet to a Taco Bell restaurant of 2,100 square feet with drive-thru and reduce 14,790 square feet of other retail/restaurant space to 10,690 square feet of retail space.  
  
**Applicant/Owner:** Springfield Avenue Retail, LLC  
**ADJOURNED UNTIL – 03/09/15**
  
5. **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  
**WITHDRAWN BY APPLICANT**

**Preliminary and Final Site Plan**  
 Zone: I-1 (First Industrial)  
 Ward: West  
 Architect: Albert Birch/Claud Jones, Christian Designs  
 Variances: Insufficient Parking, Front, Side, Rear Setbacks.

**Amended Final Site Plan**  
 Zone: B3/University Heights  
 Redevelopment Area  
 Ward: Central  
 Engineer: Grayson Murray, P.E., Bohler Engineering  
 Architect: Gary Aiken, G.S. DiBona  
 Variances: Excessive Number of Signs, Landscaping

**Amended Final Site Plan**  
 Zone: B3/University Heights  
 Redevelopment Area  
 Ward: Central  
 Engineer: Grayson Murray, P.E., Bohler Engineering  
 Architect: GIUSZKO Architects  
 Variances: Excessive sign size, Illumination Levels

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

**VI. Memorialization of Resolutions**

1. 129 Littleton Avenue; Team Academy Charter School; CPB15-04
2. 155-157 Tichenor Street; Pereira's Auto Repair Shop; CPB14-54
3. 25 Jacob Street; The Great Commission Ministry; CPB14-33
4. 22 Chelsea Avenue; Colvin Welcome; CPB14-58

**VII. Adjournment**

1. 222 So. 12<sup>th</sup> Street; R.C. Kingdom Ministries
2. 188 Springfield Avenue; McDonald's
3. 48-52 Jones Street; Taco Bell & Retail "C" Shop Space

**Next Central Planning Board Meeting is March 9, 2015**