

# Newark

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Mark Barksdale  
Director of Planning, Zoning & Sustainability

## Central Planning Board Determination for The Hearing of March 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 Chambers – Newark City Hall 2<sup>nd</sup> Floor March 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 15-01**  
**26-28 Davenport Avenue; Three Family Dwelling**  
**Block: 661; Lot: 8**  
**Description:** Proposed interior alterations to an existing building currently being used as one commercial space and one apartment to be converted into a three (3) family dwelling. Three (3) off-street parking spaces.

**Preliminary and Final Site Plan**  
Zone: B-2 (Second Business)  
Ward: North  
Architect: Engineer: Daniel A. Roma,  
Artek Studio  
Variances: No Rear Yard Setback,  
Exceeds allowable Front Yard  
Impervious Area

**Applicant/Owner:** 26-28 Davenport Avenue LLC – Rui  
Pires

**APPROVED WITH CONDITIONS 3-23-15**

2. **CPB 15-02**  
**521-525 North Fifth Street; Three Family Dwelling**  
**Block: 1970; Lot: 34**  
**Description:** Legalization of the existing 3<sup>rd</sup> floor apartment in order to change the use from a two-family dwelling into a three family dwelling. Nine (9) off-street parking spaces.

**Preliminary and Final Site Plan**  
Zone: R-2 (Second Residential)  
Ward: North  
Architect/Engineer: Jose Gennaro, A.I.A  
Variances: Exceeding Height Limit, Fence Height

**Applicant/Owner:** JDF Investments, LLC  
**APPROVED WITH CONDITIONS 3-23-15**

3. **CPB 14-55**  
**188 Springfield Avenue; McDonald's**  
**Block: 236; Lot: 1.06**  
**Description:** Application to amend an approved one-story drive-thru fast food restaurant from 4,392 square feet to 4,388 square feet masonry building 24 hour restaurant.

**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

**Applicant/Owner:** Springfield Avenue Retail, LLC  
**DENIED – 3-23-2015**

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:** Application to change an approved one-story 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. Total off-street parking 46 spaces.

**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

**Applicant/Owner:** Springfield Avenue Retail, LLC  
**DENIED – 3-23-2015**

**VI. Memorialization of Resolutions**

**VII. Adjournment**

Next Central Planning Board Meeting is scheduled for **April 6, 2015.**