

Newark

Ras J. Baraka
Mayor

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Mark Barksdale
Director of Planning, Zoning & Sustainability

Central Planning Board Determination for The Hearing of April 6, 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 - 2nd Floor April 6, 2015 6:30 PM

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

1.	<p>CPB 15-14 51-69 & 77-81 Court Street; Fine Arts Warehouse Block: 104; 105; Lot: 21 (104); 6 (105) Description: Change of use from printing facility with ancillary office to fine arts warehouse of 182,503 square feet with ancillary office with approximately 42 employees and 83 parking spaces. Hours of operation Monday – Friday from 9:00am to 5:00pm.</p> <p>Applicant/Owner: Newark Downtown Realty Partners, LLC APPROVED W/CONDITIONS – 04-06-2015</p>	<p>Preliminary and Final Site Plan Zone: I1 – (Light Industrial) Ward: Central Architect: Joseph Pallante, AIA, LEED AP, Pallante Design, LLC Engineer: Michael Neglia, P.E., Neglia Engineering Associates Variances: Insufficient parking, Insufficient off-street loading, insufficient landscaping, Exceeding height limitation and step back and Buffer requirement.</p>
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<p>2. CPB 15-11 893-899 18th Avenue; Bright Beginning Academy Block: 4048; Lot: 1 <u>Description:</u> Change of use by creating a 1,595.8 square feet daycare center out of two (2) existing stores on the ground floor. Hours of operation Monday – Friday from 7:00am to 7:00pm. All other uses of the building will remain the same. No on-site parking.</p> <p>Applicant: Bright Beginning Academy, LLC Owner: Yair Sedek, LLC ADJOURNED to 06-01-2015</p>	<p>Preliminary and Final Site Plan Zone: B2 – (Second Business) Ward: West Architect: Artek Studio, LLC Variances: Insufficient Parking, Insufficient Rear & Side Yard Setbacks</p>
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<p>3. CPB 14-53 96-112 Main Street; Komain Properties Block: 2057; Lot: 28 <u>Description:</u> Construction of a new five (5) story 105,441 square feet apartment building with underground parking and 2,076 sf of retail and parking on the first floor. 60 apartments are on the 2nd 3rd and 4th floor including fourteen (14) three-bedrooms, thirty two (32) two-bedrooms and fourteen (14) one-bedrooms. 79 off-street parking spaces provided.</p> <p>Applicant/Owner: Komain Properties, LLC APPROVED W/CONDITIONS – 04-06-2015</p>	<p>Preliminary and Final Site Plan Zone: I1 – (Light Industrial) Ward: East Architect: James M. Riviello; The Martin Architectural Group, PC Engineer: Adnan A. Khan; AWZ Engineering, Inc. Variances: Insufficient Parking, Insufficient Front and Side Yard Setbacks and Exceeding height limitation and step-back requirement.</p>
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<p>4. CPB 15-22 183-205 Avenue L; USDA Commissary Block: 5030; Lot: 88, 68, 69 <u>Description:</u> Change of Use to Food Production Commissary & Truck Terminal. First floor 124,634 square feet, Second floor 11,070 square feet. 86 employees and 24 hour operation with 37 parking spaces provided.</p> <p>Applicant: Robert Kalkan, Diamond Direct Foods Owner: Express Container Corp. APPROVED W/CONDITIONS – 04-06-2015</p>	<p>Preliminary and Final Site Plan Zone: I3 – (Heavy Industrial) Ward: East Architect: John P. Capazzi, AIA; RSC Architects Variances: Insufficient Rear & Side Yard Setback, Insufficient Landscaping, Exceeding Fence Height and material.</p>
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VI. Memorialization of Resolutions

1. 36-44 Liberty Street; 691-699 McCarter Highway – CPB 14-60
2. 464-468 Mulberry Street; Auto Mechanical Repair Shop – CPB 14-63
3. 1136-1166 Raymond Blvd.; Proposed Hotel Conversion & Renovation. – CPB15-07

VII. Adjournment

1. 893-899 18th Avenue; Bright Beginning Academy – CPB15-11
2. 379-381 Lyons Avenue; Pavillion of GOD Christian Church of USA, Inc. – CPB13-35

Next Central Planning Board Meeting is scheduled for **April 27, 2015.**