

Newark

Ras J. Baraka
Mayor

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Mark Barksdale, PP, AIA
Director of Planning, Zoning & Sustainability

Central Planning Board Determination for The Hearing of April 27, 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 27, 2015
6:30 PM

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

<p>1. CPB 14-62 73-87 Clay Street; 2-16 Spring Street; Spring Street Commons Block: 8; Lot: 9.03 Description: Construction of a five (5) story mixed-use building with ground floor of approx. 96,780 square feet of retail, parking and 7,580 square feet of commercial on the ground floor and a total of eighty-four (84) dwelling units on the 2nd and 5th floors.</p> <p>Applicant/Owner: Clay Associates, LLC ADJOURNED UNTIL 5/18/15</p>	<p>Preliminary and Final Site Plan Zone: Newark Riverfront Redevelopment Plan Ward: Central Architect: Lorrie Sciabarasi, AIA, Comito Associates P.C. Engineer: Darrell F. Alvarez, RA, PE., P.P. Variances: None</p>
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<p>2. CPB 13-72 420-434 Springfield Avenue; Mixed Use; Residential and Commercial Block: 300; Lot: 2,3,4,5,6,7,8 Description: Construction of a new three-story mixed-use building of 17,770 square feet with a Laundromat on the ground floor and sixteen (16) parking spaces. Hours of operation 6:00am to 11:00pm.</p> <p>Applicant: Stephen A. Geffner, Esq. Owner: Lazaro Negrin APPROVED WITH CONDITIONS – 4/27/2015</p>	<p>Preliminary and Final Site Plan Zone: B-2, Kent Brenner Springfield Redevelopment Plan Ward: Central Architect: Arthur Michels/Perry Frenzel, Michels & Waldron Associates, LLC Engineer: Perry E. Frenzel, PE, PP, Michels & Waldron Associates, LLC Variances: Insufficient Facade Transparency, Insufficient Trees</p>
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<p>3. CPB 15-17 70-96 17th Avenue; 288-304 18th Avenue; 378-400 Hunterdon Street; Fairview Homes-Resident Services Building Block: 2547; Lot: 1 Description: Construction of one (1) story resident services building with a resident lounge, leasing office and associated infrastructure. The building will replace a portion of the paved playground. Proposed office space will replace an existing office in building #6 which will become maintenance storage space. Applicant/Owner: Fairview Homes Acquisition, LLC APPROVED WITH CONDITIONS – 4/27/2015</p>	<p>Minor Site Plan Zone: R-3 (Central Ward Redevelopment Plan) Ward: Central Engineer: Mark Ciffelli, P.E., Matrix New World Engineering Variances: None</p>
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<p>4. CPB 15-16 236-256 Dr. Martin Luther King, Jr. Blvd.; 93-97 James Street Block: 43; Lot: 38 & 48 Description: Proposed to convert a former factory to residential including adding a floor and construct an adjacent new building addition to provide a five (5) story, 77-unit mixed-use building. The new building will be connected to the existing building via access to the first and second floors. There will be one commercial space measuring 1,388 square feet. All lots will be merged into one tax lot. No on-site parking.</p> <p>Applicant: 240 MLK Blvd. Urban Renewal Company, LLC Owner: NJIT BD TR SCH IND ED Owner: Corp. of the Presiding Bishop APPROVED WITH CONDITIONS – 4/27/2015</p>	<p>Preliminary and Final Site Plan Zone: Broad Street Station District Redevelopment Plan – Sub-district D Ward: Central Architect: Jimmy Dumas, R.A., AIA Variances: Insufficient Transparency and Insufficient First Floor Height</p>
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Next Central Planning Board Meeting is scheduled for **May 4, 2015.**

<p>5. CPB 15-15 113-129 Kossuth Street; 142-156 Magazine Street; 112-128 Rome Street; Teixeira Bakery Block: 2064; Lots: 1 & 7 Description: Expansion of an existing wholesale bakery including a 2,890 sf of expansion on the ground floor and 13,700 sf on the second floor. Total proposed facility 70,530 sf. 135 employees. No on-site parking required.</p> <p>Applicant: Michael O. Bertone, Esq. Owner: XTRT, LLC APPROVED WITH CONDITIONS – 4/27/2015</p>	<p>Preliminary and Final Site Plan Zone: I-1 Ward: East Architect: Rui Amaral, Rui Amaral Architects Variances: Insufficient Parking, No Side Yard Setback, No Rear Yard Setback, Insufficient Façade Transparency.</p>
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<p>6. CPB 13-61 323-327 Ferry St./23 Main St./10-38 Magazine Block: 2046; Lot: 2.01 Description: Five (5) Story building (129,602 sf) consisting of 89 dwelling units and 9,495 square feet of retail space. Applicant wishes to amend previous site plan approval to increase the number of dwelling units from 68 to 89 and parking spaces from 77 to 89.</p> <p>Applicant/Owner: Vision Downtown Urban Renewal, LLC APPROVED WITH CONDITIONS – 4/27/2015</p>	<p>Preliminary and Final Site Plan Zone: MX-1 (Mixed-Use 1: Residential and Commercial) Ward: East Architect: Dean Marchetto Architects P.C. Engineer: Drew M. Di Sessa, P.E., PMK Group Variances: Insufficient Façade Transparency.</p>
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VI. Memorialization of Resolutions

1. 26-28 Davenport Avenue; New Three-Family Home – CPB15-01
2. 188 Springfield Avenue; McDonald’s – CPB14-65
3. 42-52 Jones Street; Taco Bell & Retail “C” Shop Space – CPB14-65
4. 521-525 N. Fifth Street; JDF Investments; Three Family Dwelling – CPB15-02
5. 51-69 & 77-81 Court Street; Fine Arts Warehouse – CPB15-14

VII. Adjournment

1. 73-87 Clay Street; 2-16 Spring Street; Spring Street Commons – CPB14-62

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