

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 May 4, 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 B-29 – Newark City Hall May 4, 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 15-12 193-197 Lincoln Avenue, LLC 193-197 Lincoln Avenue Block: 719 ; Lot: 5 & 7 Description: Construction of a new fifteen (15) unit apartment building on a vacant lot of 15,050 square feet with 16 parking spaces of 8,398 square feet. Applicant/Owner: 193-197 Lincoln Avenue, LLC ADJOURNED UNTIL JUNE 15, 2015	Preliminary and Final Site Plan Zone: R-4 (Fourth Residential Zone) Ward: North Architect: Daniel A. Roma, Artek Studio, LLC Variance: Insufficient parking
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2.	<p>CPB 15-08 86-126 Doremus Ave; Putnam Truck Stop III, LLC Block: 5011; Lots: 8, 8.01, 8.02 and 8.03 Description: Demolish a portion of the existing structures of approx. 262,812 square feet on-site and construct improvements to include a convenience store, wholesale fuel terminal, truck terminal, office space retail sales, vehicle service and car wash with 63 spaces and one (1) parking load berth. (Wholesale fuel terminal in three (3) buildings)). Four (4) buildings including in a two story 13,740 square foot building, one (1) story 5,000 square foot building, a two (2) story 6,035 square foot building and a one (1) story 2,098 square foot building. Hours of operation 24/7 days a week and (14) full-time and (7) part time employees.</p> <p>Applicant: Putnam Truck Stop III, LLC Owner: 125 Doremus Avenue, LLC APPROVED WITH CONDITIONS – 5-4-2015</p>	<p>Preliminary and Final Site Plan Zone: I-3 (Heavy Industrial) Ward: East Engineer: Calisto J. Bertin, P.E., Bertin Engineering Variances: Parking Lot Landscaping, Insufficient Façade Transparency Waivers: Driveway Spacing, Driveway Width and Driveway are more than required</p>
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3.	<p>CPB 15-24 987 Broad Street; 987 Broad Street Residence Block: 111; Lot: 76 Description: To construct a five (5) story mixed-use building of 108,361 square feet on a vacant lot and parking area that will contain eighty four (84) residential units above 5,000 square feet of ground floor retail including 105 parking spaces to be shared with the adjacent five-story senior apartment building.</p> <p>Applicant: RNJ Nevada Street Urban Renewal, LLC Owner: RNJ Broad Street, LLC APPROVED WITH CONDITIONS – 5-4-2015</p>	<p>Preliminary and Final Site Plan Zone: Living Downtown Redevelopment Plan Ward: Central Architect: Michael Donovan/Brian McMorrow; Haley Donovan Engineer: Bohler Engineering Variances: Insufficient parking, Minimum Ground Floor Height, site lighting Waivers: Minimum Parking Stall Length and Width</p>
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4.	<p>CPB 15-25 40 East Park Street; 36-40 Kitchell Street Block: 126; Lot: 1, 2 and 52 Description: Conversion of and addition to an existing brick office building to build a residential apartment building with fifteen (15) units at 13,511 square feet. No parking provided.</p> <p>Applicant/Owner: Newark 40 East Park, LLC APPROVED WITH CONDITIONS – 5-4-2015</p>	<p>Preliminary and Final Site Plan Zone: Living Downtown Redevelopment Plan Ward: Central Architect: Greg Comito, AIA, P.P, Comito Associates, PC Variances: None</p>
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Next Central Planning Board Meeting is scheduled for **May 18, 2015.**

5.	<p>CPB 15-26 252-268 New Street; 209-215 Warren Street; NJIT Science and Technology Park, Parking Garage Block: 402; Lot: 1 and 11 Description: Parking Garage of 81,667 square feet building for use in connection with the University. Seven level parking garage with 941 spaces and 40 surface parking spaces.</p> <p>Applicant/Owner: New Jersey Institute of Technology APPROVED WITH CONDITIONS – 5-4-2015</p>	<p>Courtesy Review Zone: Institutional Ward: Central Architect: Timothy Haahs, Timothy Haahs & Associates, Inc. Engineer: Keith B. Smith; French & Parrello Associates Variances: None</p>
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VI. Memorialization of Resolutions

1. CPB 14-53; 96-112 Main Street; Komain Properties
2. CPB 15-22; 183-205 Avenue L; USDA Commissary

VII. Adjournment

1. CPB 15-12; 193-197 Lincoln Avenue; 193-197 Avenue LLC; June 15th
2. CPB 13-44; 222 South 12th Street; R.C. Kingdom Ministries; June 1st

Next Central Planning Board Meeting is scheduled for **May 18, 2015.**