

# Newark

Ras J. Baraka  
Mayor

Department of Economic & Housing Development  
Office of Boards

Baye Adofo-Wilson  
Director/Deputy Mayor

Central Planning Board  
920 Broad Street, Room 112  
Newark, New Jersey 07102  
Tel. 973-733-6333  
Fax 973-733-4369

Mark Barksdale  
Director of Planning, Zoning & Sustainability

## Central Planning Board Determination for The Hearing of May 18, 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 May 18, 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. <b>CPB 14-62</b> <b>73-87 Clay Street; 2-16 Spring Street; Spring Street Commons</b> <b>Block: 8; Lot: 9.03</b> <b>Description:</b> 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 2<sup>nd</sup> and 5<sup>th</sup> floors.</p> <p><b>Applicant/Owner:</b> Clay Associates, LLC <b>ADJOURNED UNTIL June 15, 2015</b></p>	<p><b>Preliminary and Final Site Plan</b> 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>
---	--

<p>2. <b>CPB 15-28</b>  <b>74 Sussex Avenue; Resa Restaurant</b>  <b>Block: 2835; Lot: 6</b>  <b>Description:</b> Residential/Commercial mixed use building of approximately 5,130 square feet. The restaurant has two (2) employees and two (2) owners. The establishment will have an outdoor patio and parking area for six (6) off-street spaces. One (1) existing residential unit to remain.</p> <p><b>Applicant/Owner:</b> Steve Sacco &amp; Donald Reid  <b>APPROVED WITH CONDITIONS – 5-18-2015</b></p>	<p><b>Minor Site Plan</b>  Zone: Broad Street Station  Redevelopment Plan/Baxter Nesbitt  Ward: Central  Architect: Mark E. Bess, AIA; MBA Architects  Engineer: Richard Adelson, PE; Lehr Associates  Variances: None</p>
--	--

<p>3. <b>CPB 15-23</b>  <b>393 Halsey Street; COR-10 Concepts Homes</b>  <b>Block: 116; Lot: 29</b>  <b>Description:</b> This project will replace a vacant lot with a new three (3) family home of approximately 2,888 square feet with upcycled shipping containers. No on-site parking provided.</p> <p><b>Applicant:</b> COR-10 Concepts Limited Liability Company  <b>Owner:</b> Community Asset Preservation Corp.  <b>ADJOURNED UNTIL JUNE 1, 2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: Lincoln Park Redevelopment Plan  Ward: Central  Architect: Frederick P.H. Cooke; C&amp;C Architecture  Variances: None</p>
---	---

<p>4. <b>CPB13-35</b>  <b>379 – 381 Lyons Avenue; Pavillion of God Christian Church of USA, Inc.</b>  <b>Block: 3063; Lot: 31</b>  <b>Description:</b> Proposed interior alterations to an existing store to be used as a church total 1,164 square feet with existing five (5) apartments to remain.</p> <p><b>Applicant:</b> Pavilion of God Christian Church of USA, Inc.  <b>Owner:</b> Golden Miami, LLC  <b>ADJOURNED UNTIL JULY 13, 2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: B-2 (Second Business)  Ward: South  Architect: Daniel A. Roma; Artek Studio, LLC  Variances: Insufficient parking</p>
---	--

Next Central Planning Board Meeting is scheduled for **June 1, 2015.**

<p><b>5. CPB15-27</b>  <b>152 Ferry Street</b>  <b>Block: 1990; Lot: 20</b>  <b>Description:</b> Existing mixed-use building with three (3) floors. Second and third floors have three residential units and one (1) commercial space on the first floor. Renovation/alteration to add a unit to create four (4) units on the upper units. Hours of operation 9am to 7pm with 5 employees. No new building or addition is proposed.</p> <p><b>Applicant/Owner:</b> 152 Ferry Management, LLC  <b>ADJOURNED UNTIL JUNE 15, 2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: C-2 (Community Commercial)  Ward: East  Architect: Joseph R. Asfour; Alzra Design, LLC  Variances: Insufficient Parking, Transparency, Lot coverage, Minimum Lot size and Insufficient Rear Yard setback.</p>
<p><b>6. CPB15-32</b>  <b>229-243 18<sup>th</sup> Avenue/149-181 Livingston Street</b>  <b>Block: 2570; Lot: 1</b>  <b>Description:</b> Applicant is proposing to modify the playground and basketball court adjacent the 18<sup>th</sup> Avenue School and relocate the walkway and make other site improvements.</p> <p><b>Applicant/Owner:</b> Friends of Team Academy  <b>APPROVED WITH CONDITIONS – 5-18-2015</b></p>	<p><b>Minor Site Plan</b>  Zone: R-4 (Fourth Residential)  Ward: Central  Architect/Engineer: D.F. Wisotsky; Bohler Engineering  Variances: None</p>
<p><b>7. CPB 15-33</b>  <b>Playground at Bragaw Avenue School</b>  <b>103 Bragaw Avenue</b>  <b>Block: 3068; Lot: 28</b>  <b>Description:</b> New playground at an existing school (Bragaw Avenue School).</p> <p><b>Applicant/Owner:</b> Newark Public Schools  <b>APPROVED WITH CONDITIONS – 5-18-2015</b></p>	<p><b>Courtesy Review</b>  Zone: R-2 (Second Residential)  Ward: South  Architect/Engineer: Clifford J. Bock, P.E., Bohler Engineering  Variances: None</p>

**Memorialization of Resolutions**

1. 252-268 New Street/209-215 Warren Street; NJIT; CPB15-26
2. 86-126 Doremus Avenue; Putnam Truck Stop III, LLC; CPB15-08
3. 40 East Park Street; CPB15-25
4. 70-96 Seventeenth Avenue; Fairview Homes-Resident Svcs. Bldg.; CPB15-17
5. 987-997 Broad Street; CPB15-24
6. 323-327 Ferry Street; 23 Main Street; 10-38 Magazine Street; CPB13-61

**VI. Adjournment**

1. 78-87 Clay Street; 2-16 Spring Street; Spring Street Commons – CPB14-62
2. 393- Halsey Street; COR-10 Concepts Homes – CPB15-23
3. 379-381 Lyons Ave.; Pavilion of God Christian Church of USA, Inc.-CPB13-35
4. 152 Ferry Street – CPB15-27

Next Central Planning Board Meeting is scheduled for **June 1, 2015.**