

# Newark

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## Central Planning Board Determination for The Hearing of June 1, 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 June 1, 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>CPB13-44</b> <b>222 South 12<sup>th</sup> Street; R.C. Kingdom Ministries</b> <b>Block: 1815; Lot: 57</b> <b>Description:</b> To use the building of approximately 3,284 square foot building is to be altered to function as the church's primary worship location. Two (2) parking spaces are provided on-site.</p> <p><b>Applicant/Owner:</b> Righteousness of Christ Kingdom Ministries</p> <p><b>APPROVED WITH CONDITIONS – 6-1-2015</b></p>	<p><b>Preliminary and Final Site Plan</b> Zone: I-1 (Light Industrial) Ward: West Architect: Albert Birch/Claud Jones; Christian Designs Variances: Front, Side, Rear Yard Setback, Height, Front Yard Parking and Insufficient Parking.</p>
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<p><b>2. CPB15-21</b>  <b>101 Broadway; Melissa Realty II, LLC</b>  <b>Block: 442; Lot: 42</b>  <b>Description:</b> One story addition to an existing two (2) story building to be used as one (1) store, one (1) office space and three (3) apartments totaling 6,803 square feet.</p> <p><b>Applicant/Owner:</b> Melissa Realty II, LLC/Jorge Lopes  <b>APPROVED WITH CONDITIONS – 6-1-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: C-2 (Community Commercial)  Ward: Central  Architect: Daniel A. Roma, Artek Studio, LLC  Variances: Insufficient Lot Area and Lot Width, Insufficient Ground Floor Height, Rear Façade Transparency</p>
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<p><b>3. CPB 15-11</b>  <b>893-899 18<sup>th</sup> Avenue; Bright Beginning Academy</b>  <b>Block: 4048; Lot: 1</b>  <b>Description:</b> 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 7:00 am to 7:00 pm. All other uses of the building will remain the same. No on-site parking provided.</p> <p><b>Applicant:</b> Bright Beginning Academy, LLC  <b>Owner:</b> Yair Sedek, LLC  <b>APPROVED WITH CONDITIONS – 6-1-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: B2 – (Second Business)  Ward: West  Architect: Artek Studio, LLC  Variances: Insufficient Parking, Insufficient Rear &amp; Side Yard Setbacks</p>
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<p><b>4. 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>APPROVED WITH CONDITIONS – 6-1-2015</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>
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**VI. Memorialization of Resolutions**

1. 74 Sussex Avenue; Resa Restaurant – CPB15-28
2. 229-243 18<sup>th</sup> Avenue; 149-181 Livingston Street – CPB15-32
3. 103 Bragaw Avenue – CPB15-33
4. 86-126 Doremus Avenue; Putnam Truck Stop III, LLC – CPB15-08

**VII. Adjournment**

Next Central Planning Board Meeting is scheduled for **June 15, 2015.**