

**Central Planning Board Determination
for The Hearing of June 15, 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
June 15, 2015
6:30 PM**

**PROPOSED AMENDMENT TO THE NEWARK ZONING AND LAND USE REGULATIONS REINSTATING THE NEWARK PLAZA URBAN RENEWAL PLAN (N.J.R-58) AS APPLIED TO PROPERTIES DESIGNATED AS BLOCK 128, LOT 1.01; BLOCK 128.01, LOT 1.03; BLOCK 130, LOTS 1 and 12; BLOCK 133, LOT 1; BLOCK 134, LOT 10; AND BLOCK 136, LOTS 63.01, 63.02 AND 63.03 ("PROPERTY") ON THE TAX MAPS OF THE CITY OF NEWARK AND REAFFIRMING APPLICATION OF THE DEVELOPMENT REGULATIONS SET FORTH IN THE URBAN RENEWAL PLAN TO THE PROPERTY. FORMAL ACTION MAY BE TAKEN.
APPROVED**

1.	<p>CPB 15-41 505 Clinton Avenue; Nina Simone House Block: 3000; Lot: 21 <u>Description:</u> -Four (4) story building with gross floor area of 7,865 square feet and 31,460 gross building area (37,570 square feet). Building will include residential, commercial and performance space. This project will create twenty three (23) units of affordable artist live/work housing with first floor rehearsal/performance space and first floor café' space. No on-site parking is proposed.</p> <p>Applicant: City of Newark/Newark Community Economic Development Corporation Owner: City of Newark COURTESY REVIEW W/CONDITIONS</p>	<p>Courtesy Review Zone: C-2 (Community Commercial), R-2 (Residential 1-2 Family) Ward: South Architect: Darrell F. Alvarez, Comito Associates PC Variance: Not Applicable</p>
----	--	---

2.	<p>CPB 14-62 73-87 Clay Street; 2-16 Spring Street; Spring</p>	<p>Preliminary and Final Site Plan Zone: Newark Riverfront</p>
----	---	--

<p>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 84 dwelling units on the 2nd through 5th floors. 84 off-street parking spaces.</p> <p>Applicant/Owner: Clay Associates, LLC APPROVED W/CONDITIONS</p>	<p>Redevelopment Plan Ward: Central Architect: Lorrie Sciabarasi, AIA, Comito Associates P.C. Engineer: Darrell F. Alvarez, RA, PE., P.P. Variances: Insufficient parking lot landscaping, insufficient lighting level</p>
<p>3. CPB 13-35 379-381 Lyons Avenue; Pavillion of God Christian Church of USA, Inc. Block: 3063; Lot: 31 Description: 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. No on-site parking.</p> <p>Applicant: Pavillion of God Christian Church of USA, Inc. Owner: Golden Miami, LLC DENIED</p>	<p>Preliminary and Final Site Plan Zone: B-2 (Second Business) Ward: South Architect: Daniel A. Roma; Artek Studio, LLC Variance: Insufficient parking</p>

<p>4. CPB 15-12 193-197 Lincoln Avenue Block: 719; Lot(s): 5 & 7 Description: Proposed construction of a new three-story fifteen (15) unit apartment building approximately 15,347 square feet with sixteen (16) parking spaces.</p> <p>Applicant/Owner: 193-197 Lincoln Avenue, LLC APPROVED W/CONDITIONS</p>	<p>Preliminary and Final Site Plan Zone: F-4 (Fourth Residential) Ward: North Architect: Daniel A. Roma, Artek Studio, LLC Variance: Insufficient Parking</p>
--	--

<p>5. CPB 15-31 188-190 Wilson Avenue and 192 Wilson Avenue aka 124-130 Jabez Street Block: 1009; Lot(s): 30, 31 & 32 Description: Renovation of the entire building and change the use of the first floor from commercial space to a restaurant, 2nd and 3rd floors shall remain residential with a total of four (4) units. Also to renovate lots 30 and 31 and change from an auto repair shop into a bank and two (2) residential units and parking. A total of ten (10) off-street parking spaces are proposed.</p> <p>Applicant/Owner: John Airoso of Wilson Jabez Associates, LLC; (Lots: 30 & 31 and 1231 Broad Street, LLC; Lot: 32 APPROVED W/CONDITIONS</p>	<p>Preliminary and Final Site Plan Zone: C-2 (Community Commercial) Ward: East Architect: Rui Amaral, Rui Amaral Architect Variance: Exceeding maximum lot coverage and maximum impervious coverage, façade transparently for front above and below 14', and insufficient lot size and lot width</p>
--	---

I. Memorialization of Resolutions

1. 222 So. 12th Street; R.C. Kingdom Ministries – CPB13-44
2. 101 Broadway; Melissa Realty II, LLC – CPB15-21
3. 893-899 18th Avenue; Bright Beginning Academy – CPB15-11
4. 393 Halsey Street; COR-10 Concepts Homes – CPB15-23
5. 420-430 Springfield Ave.; Mixed Use; Residential & Commercial – CPB13-72
6. Resolution to Municipal Council Recommending adoption of an Ordinance
REINSTATING THE NEWARK PLAZA URBAN RENEWAL PLAN

II. Adjournment