

# 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 July 13, 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 July 13, 2015 6:30 PM

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

1.	<p><b>CPB 15-38</b> <b>2-12 Gouvernour Street; Family Dollar Store</b> <b>Block: 441; Lots: 30, 33, 34, 35 &amp; 68</b> <b>Description:</b> Proposed interior alterations and addition to any existing building of 16,021 square feet being used as an auto repair shop to be used as a retail store with 19 parking spaces and approximately 8 employees. Hours of operation Monday to Sunday 8:00am – 9:00pm.</p> <p><b>Applicant/Owner:</b> United Auto Body Works, LLC/Gary Demirchyan</p> <p><b>ADJOURNED UNTIL 7-27-15</b></p>	<p><b>Preliminary and Final Site Plan</b> Zone: C2 (Community Commercial) Ward: Central Architect: Daniel A. Roma, Artek Studio, LLC Variances: Insufficient rear yard, signage, building transparency, maximum impervious area, insufficient rear yard setback, building placement, building type and maximum front yard setback.</p>
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<p>2. <b>CPB 15-31</b>  <b>637 Ferry Street ; Vida's Café</b>  <b>Block: 2392; Lot: 1</b>  <u><b>Description:</b></u> To convert half of the first floor area of approximately 1,558 square feet facing Ferry Street into a small business "café". Hours of operation 4:30am to 5:00pm with 2 employees and 1 parking space.</p> <p><b>Applicant/Owner:</b> Hortensia Arguelles  <b>ADJOURNED UNTIL 7-27-15</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: MX-2 (Residential, Commercial, Industrial)  Ward: East  Architect: Ana Sousa  Variances: Insufficient lot area and lot width, maximum impervious coverage.</p>
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<p>3. <b>CPB 14-55</b>  <b>188 Springfield Avenue; McDonald's</b>  <b>Block: 236; Lot: 1.06</b>  <u><b>Description:</b></u> Application to amend an approved one-story drive-thru fast food restaurant from 4,392 square feet to 4,388 square feet masonry building 24 hour restaurant. Reconsideration of denial on February 23, 2015 based on a Civil Settlement Agreement between the City of Newark, Newark Central Planning Board and the applicants.</p> <p><b>Applicant/Owner:</b> Springfield Avenue Retail, LLC  <b>APPROVED WITH CONDITIONS – 7-13-2015</b></p>	<p><b>Amended Final Site Plan</b>  Zone: B3/University Heights Redevelopment Area  Ward: Central  Architect: Gary Aiken, G.S. DiBona  Engineer: Grayson Murray, P.E., Bohler Engineering  Variance: None</p>
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<p>4. <b>CPB 14-65</b>  <b>48-52 Jones St; Taco Bell &amp; retail "C" Shop Space</b>  <b>Block: 236; Lot: 1.01 and a portion of 1.02</b>  <u><b>Description:</b></u> Application to change an approved one-story fast food restaurant of 4,840 square feet to a Taco Bell restaurant of 2,100 square feet with drive-thru and reduce 14,790 square feet of other retail/restaurant space to 10,690 square feet of retail space. Total off-street parking 46 spaces. Reconsideration of denial on February 23, 2015 based on a Civil Settlement Agreement between the City of Newark, Newark Central Planning Board and the applicants.</p> <p><b>Applicant/Owner:</b> Springfield Avenue Retail, LLC  <b>APPROVED WITH CONDITIONS – 7-13-2015</b></p>	<p><b>Amended Final Site Plan</b>  Zone: B3/University Heights Redevelopment Area  Ward: Central  Architect: GIUSZKO Architects  Engineer: Grayson Murray, P.E., Bohler Engineering  Variance: Excessive signage  Waiver: Illumination levels</p>
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Next Central Planning Board Meeting is scheduled for **July 27, 2015.**

<p><b>5. CPB 15-29</b>  <b>44-48 Fleming Avenue; Aspen Riverpark Apartments</b>  <b>Block: 2021; Lot: 32</b>  <b>Description:</b> A five (5) 6-story brick apartment buildings of 142,857 square feet with 258 housing units and no parking spaces on premises. There are also four (4) illegal apartments in buildings 9, 10 and 20.</p> <p><b>Applicant/Owner:</b> Aspen Riverpark Apartment Associates, LLC</p> <p><b>APPROVED WITH CONDITIONS – 7-13-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: Newark Riverfront – Dedicated Residential  Ward: East  Architect: Darrell F. Alvarez, RA, PE, PP, Comito Associates PC  Variances: No on-site parking, height, and building transparency</p>
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<p><b>6. CPB 15-36</b>  <b>118-126 Green Street aka 93-111 NJ Railroad Avenue; Textile Lofts</b>  <b>Block: 198; Lots: 25 &amp; 26</b>  <b>Description:</b> A five (5) story apartment building including renovation of a four (4) story industrial building and one story addition to create 77 apartment and 2,229 square feet of commercial space. 25 parking spaces in an existing surface lot.</p> <p><b>Applicant/Owner:</b> 95-111 NJ Railroad Avenue, LLC</p> <p><b>ADJOURNED UNTIL 7-27-15</b></p>	<p><b>Amended and Final Site Plan</b>  Zone: R-5 (Residential Mid-Rise Multifamily)  Ward: East  Architect: Joaquin Bouzas, Inglese Architecture &amp; Engineering  Variances: Maximum Lot coverage, insufficient rear yard setback, maximum impervious coverage, excessive signage and primary street entrance location.  Waiver: Insufficient parking stall size</p>
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**Memorialization of Resolutions**

1. 73-87 Clay Street; 2-16 Spring Street – CPB14-62
2. 193-197 Lincoln Avenue – CPB15-12
3. 188-190 Wilson Ave. & 192 Wilson Ave aka 124-130 Jabez Street – CPB15-31
4. 379-381 Lyons Ave – CPB13-35
5. 188 Springfield Avenue; McDonald – CPB14-55
6. 48-52 Jones Street; Taco Bell – CPB14-65

**VI. Adjournment**

1. 2-12 Gouvernour Street; Family Dollar Store – CPB15-38
2. 637 Ferry Street; Vida’s Café’ – CPB15-31
3. 118-126 Green Street aka 93-111 NJ Railroad Ave – CPB15-36

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