

Newark

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Mark Barksdale
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Central Planning Board Determination for The Hearing of July 27, 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 July 27, 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>CPB 15-43 618 -650 Haynes Avenue; Homes2 Suite by Hilton Block: 5088.01; Lot: 76.04 Description: Construction of a five (5) story 68,018 square feet hotel consisting of approximately 136 hotel rooms. The new hotel will be adjacent to and existing six (6) story 160 room hotel with site improvements. The amendments include a new one story additional for a total of five (5) stories. The number of hotel rooms will be increased from 107 to 136 rooms with 184 parking spaces.</p> <p>Applicant: SSN Hotel Management, LLC Owner: Shriji hospitality, LLC APPROVED WITH CONDITIONS – 7/27/2015</p>	<p>Amended Final Site Plan Zone: (I-3) Third Industrial Ward: South Architect/Engineer: John M. Pettit, PE, PP, CME; The Pettit Group, LLC Variance: Insufficient façade transparency</p>
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<p>2. CPB 15-35 674, 676, 678, 680 & 682 South 11th Street; St. Mark Unified Freewill Baptist Church, Inc. "Proposed Parking Lot" Block: 2617; Lots: 60-61 & 63-65 Description: Construction of a fenced surface parking lot of approximately 9,675 square feet to be used as an accessory parking for an existing church into two separate paved striped with 29 parking spaces.</p> <p>Applicant: St. Mark Unified Freewill Baptist Church, Inc. Owner: City of Newark APPROVED WITH CONDITIONS – 7/27/2015</p>	<p>Preliminary and Final Site Plan Zone: I-1 (Kent/Brenner/Springfield Redevelopment Plan) Ward: Central Architect: Edgar Amato, AIA, Mikesell & Associates Variances: Parking lot landscaping, dead-end parking more than 10 spaces deep, minimum sidewalk width.</p>
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<p>3. CPB 15-31 637 Ferry Street; Vida's Café Block: 2392; Lot: 1 Description: 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>Applicant/Owner: Hortensia Arguelles ADJOURNED UNTIL 8-10-2015</p>	<p>Preliminary and Final Site Plan Zone: MX-2 (Residential, Commercial, Industrial) Ward: East Architect: Ana Sousa Variances: Minimum lot area, minimum lot width, maximum rear yard impervious area, minimum façade transparency, minimum ground floor height.</p>
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<p>4. CPB 15-38 2-12 Gouverneur Street; Family Dollar Store Block: 441; Lots: 30, 33, 34, 35 & 68 Description: Proposed interior alterations and addition to an existing building of 16,021 square feet being used as an auto repair shop to be used as a retail store with 18 parking spaces and approximately 8 employees. Hours of operation Monday to Sunday 8:00am – 9:00pm.</p> <p>Applicant/Owner: United Auto Body Works, LLC/Gary Demirchyan DENIED – 7/27/2015</p>	<p>Preliminary and Final Site Plan Zone: C2 (Community Commercial) Ward: Central Architect: Daniel A. Roma, Artek Studio, LLC Variances: Insufficient rear yard, insufficient façade transparency, maximum impervious area, insufficient rear yard setback, building placement, building type, parking location, and maximum front yard setback.</p>
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Next Central Planning Board Meeting is scheduled for **August 10, 2015.**

<p>5.</p>	<p>CPB 15-36 118-126 Green Street aka 93-111 NJ Railroad Avenue; Textile Lofts Block: 198; Lots: 25 & 26 Description: 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>Applicant/Owner: 95-111 NJ Railroad Avenue, LLC APPROVED WITH CONDITIONS – 7/27/2015</p>	<p>Amended and Final Site Plan Zone: R-5 (Residential Mid-Rise Multifamily) Ward: East Architect: Joaquin Bouzas, Inglese Architecture & 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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VI. Memorialization of Resolutions

1. 44-48 Fleming Avenue; Aspen Riverpark – CPB15-29
2. 229 18th Avenue; Friends of TEAM Academy Charter School – CPB13-19

VII. Adjournment

1. 637 Ferry Street; Vida’s Café – CPB15-31

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