

# Newark

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## Central Planning Board Determination for The Hearing of August 10, 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 August 10, 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 15-51</b> <b>635-677 Broad Street; The Prudential Insurance Company of America</b> <b>Block: 51; Lot: 2</b> <b>Description:</b> To install one (1) wall sign on the existing office/retail building was previously approved August 13, 2012. Previously 675,652 square foot building, 20 story office tower with accessory structured parking for approx., 1,400 vehicles and 14,500 square feet of retail uses fronting on Broad and Halsey Streets with 3,000 employees.</p> <p><b>Applicant/Owner:</b> Prudential Newark Realty, LLC <b>APPROVED WITH CONDITIONS – 8-10-2015</b></p>	<p><b>Amended Final Site Plan</b> Zone: Living Downtown Redevelopment Plan Ward: Central Architect: Doug Hocking, AIA; Kohn Pedersen Fox Associates, PC Variances: Excessive number of signs</p>
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2.	<p><b>CPB 15-45</b>  <b>14 Linden St.; Rehabilitation of 14 Linden Street Block: 64; Lot: 13</b>  <u><b>Description:</b></u> Conversion from a one (1) family into a three (3) Family of 984.2 square feet with no onsite parking.</p> <p><b>Applicant/Owner:</b> Ian Burdick  <b>APPROVED WITH CONDITIONS – 8-10-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: Living Downtown  Redevelopment Plan  Ward: Central  Architect: Brick City Reconstruction  Variances: Insufficient lot size and lot width  Waivers: Encroachment into public right-of-way</p>
3.	<p><b>CPB 15-40</b>  <b>643 Martin Luther King, Jr., Blvd; New Daycare Center within an existing mixed-use building Block: 2509; Lot: 60</b>  <u><b>Description:</b></u> Within an existing mixed-use building a Child Daycare Center of 1,600 sf. Hours of Operation from 7:00 am to 5:00 pm with four (4) parking spaces.</p> <p><b>Applicant:</b> Destiny Awakening Child Care Center  <b>Owner:</b> Cottage Place II, LLC  <b>APPROVED WITH CONDITIONS – 8-10-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: Old Third Ward  Redevelopment Plan  Ward: Central  Architect: Daniel A. Roma, Artek Studio, LLC  Variances: No front yard setback</p>
4.	<p><b>CPB 15-34</b>  <b>234-240 Elizabeth Avenue aka 2-8 East Runyon Street; New 7-Eleven Block: 2753; Lot: 5</b>  <u><b>Description:</b></u> Demolition of an existing auto repair shop building to construct a new convenience store (7-eleven) of 2,600 square feet with eight (8) employees and 11 parking spaces. Hours of operation Monday - Sunday 24 hours per day.</p> <p><b>Applicant/Owner:</b> 240 Elizabeth Avenue, LLC  <b>APPROVED WITH CONDITIONS – 8-10-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: C-3 (Regional Commercial)  Ward: South  Architect: Daniel A. Roma, AIA; Artek Studio, LLC  Variances: Exceeding maximum front and rear yard impervious area, insufficient rear yard, minimum building transparency, sign type, maximum front yard setback and parking placement</p>

Next Central Planning Board Meeting is scheduled for **August 24, 2015.**

5.	<p><b>CPB 15-49</b>  <b>120 Warren St.; NJIT Integrated Life Sciences Ctr.</b>  <b>Block: 376; Lot(s): 1,5,6,7,9,11,13,15,17,19,23,62 and 63</b>  <b>Description:</b> Proposing a four (4) story 30,000 square feet higher education research building with 90 employees, 18 parking spaces and a 24 hours operation. A three (3) story building of 41,000 square feet is existing on site and will remain.</p> <p><b>Applicant/Owner:</b> New Jersey Institute of Technology  <b>APPROVED WITH CONDITIONS – 8-10-2015</b></p>	<p><b>Courtesy Review</b>  Zone: Institutional  Ward: Central  Engineer: Leonard Savino, PE, Langan  Architect: Walter J. Kneis, AIA, NK Architects  Variances: Maximum lot coverage, maximum front yard setback</p>
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6.	<p><b>CPB 15-31</b>  <b>637 Ferry Street; Vida’s Café</b>  <b>Block: 2392; Lot: 1</b>  <b>Description:</b> 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 two (2) employees and one (1) parking space.</p> <p><b>Applicant/Owner:</b> Hortensia Arguelles  <b>ADJOURNED UNTIL - 9-14-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  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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**VI. Memorialization of Resolutions**

1. 618-650 Haynes Avenue; Homes 2 Suite by Hilton – CPB15-43
2. 674, 676, 678, 680 & 682 South 11<sup>th</sup> St; Mark Unified Freewill Baptist Church, Inc. – CPB15-35
3. 118-126 Green Street aka 93-111 NJ Railroad Ave.; Textile Lofts – CPB15-36
4. 2-12 Gouvernor Street; Family Dollar – CPB15-38

**VII. Adjournment**

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

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