

# Newark

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## Central Planning Board Determination for The Hearing of August 24, 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 24, 2015 6:30 PM

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

#### STUDY AREA

**PROPOSED AUTHORIZATION AND RECOMMENDATION TO THE NEWARK MUNICIPAL COUNCIL FINDINGS OF A REDEVELOPMENT AREA INVESTIGATION IN ACCORDANCE WITH THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL) NJSA 40A:12A THAT THE PROPERTY KNOWN AS 175-199 FIRST STREET BLOCK: 1913; LOT: 2 SATISFIES THE CRITERIA FOR DESIGNATION AS AN AREA IN NEED OF REDEVELOPMENT. FORMAL ACTION MAY BE TAKEN.**

**APPROVED – 8-24-15**

<p>1. <b>CPB 15-46</b>  <b>267 Martin Luther King, Jr. Blvd; Rehabilitation Block: 2828; Lot: 12</b>  <u><b>Description:</b></u> Rehabilitation of a vacant fraternity house to convert into a three (3) story brick building of 2,000 square feet located in the James Street Historical District into four (4) residential units.</p> <p><b>Applicant/Owner:</b> Alpha Rho Housing, LLC  <b>APPROVED WITH CONDITIONS – 8-24-15</b></p>	<p><b>Final Minor Site Plan</b>  Zone: Broad Street Station District  Redevelopment Plan  Ward: Central  Architect: Paul V. Giammona; Brick City Reconstruction  Variances: None  Waiver: Encroachment into public right-of-way</p>
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<p>2. <b>CPB 15-42</b>  <b>193-195 N. 7<sup>th</sup> Street</b>  <b>Block: 1917; Lot(s): 56.01 &amp; 56.02</b>  <u><b>Description:</b></u> Propose a minor subdivision, creating two new lot sizes at 2,000 square feet (0.048 acres) each. To construct two new 2-family dwellings with two units and two (2) parking spaces each. Lot(s): 56.01 and 56.02 property located at the beginning point on the Easterly line of North 7<sup>th</sup> Street distant 276.04 feet South from the corner formed by the intersection of North 7<sup>th</sup> Street with the Southerly line of Sixth Avenue. Four (4) parking spaces provided, two (2) for each property.</p> <p><b>Applicant/Owner:</b> PG Property Newark, LLC  <b>APPROVED WITH CONDITIONS – 8-24-15</b></p>	<p><b>Preliminary and Final Site Plan and Minor Subdivision</b>  Zone: R-3 (Residential 1-3 Family and Townhouse)  Ward: Central  Architect: Daniel A. Roma; Artek Studio, LLC  Variances: Insufficient minimum lot size for subdivision; insufficient lot width, minimum rear yard setback, exceeding maximum lot coverage, and exceeding maximum front yard impervious coverage.</p>
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<p>3. <b>CPB15-53</b>  <b>180-248 Orange Street; Temporary Parking Lot</b>  <b>Block: 2854; Lot: 1</b>  <u><b>Description:</b></u> This project consists of a 1.82 acre parking area with 200 parking spaces for the faculty, students and staff of NJIT. Temporary parking lot accessory to NJIT's campus. The hours of operation will be 5:45am to 11:00 pm. Applicant must reapply after one year.</p> <p><b>Applicant:</b> NJIT (New Jersey Institute of Technology)  <b>Owner:</b> Newark Housing Authority  <b>APPROVED WITH CONDITIONS – 8-24-15</b></p>	<p><b>Courtesy Review</b>  Zone: Broad Street Station District  Redevelopment Plan  Ward: Central  Engineer: R. Michael McKenna; Bowman Consulting Group, Ltd.  Variances: Landscaping, Fencing</p>
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Next Central Planning Board Meeting is scheduled for **September 14, 2015.**

**I. Memorialization of Resolutions**

1. 635-677 Broad Street; The Prudential Ins. Co. of America – CPB15-51
2. 14 Linden Street; Rehabilitation of 14 Linden Street – CPB15-45
3. 643 Martin Luther King, Jr. Blvd; New Daycare Center – CPB15-40
4. 234-240 Elizabeth Avenue aka 2-8 East Runyon St; New 7-11 – CPB15-34
5. 120 Warren Street; NJIT Integrated Life Science Center – CPB15-49
6. 113-129 Kossuth Street; 142-156 Magazine Street; 112-128 Rome Street; Teixeira’s Bakery – CPB15-15
7. Resolution to Municipal Council Recommending Designation of Block 1913 Lot 2 as An Area in Need of Redevelopment
8. 180-248 Orange Street; Temporary Parking Lot; CPB 15-53

**II. Adjournment**

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