

## Central Planning Board Determination for The Hearing of **October 19, 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 **October 19, 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 15-66</b> <b>Address:</b> 146-162; 164 Mulberry St; 68-82 and 98-126 Edison Place (<b>Block 159</b>); 84-96 Edison Pl. (<b>Block 163</b>); 69-91 Lafayette St.; 1 &amp; 3-5 Columbia St.; 166-192 Mulberry St. (<b>Block 166</b>); 93-115 Lafayette Street; 2 Columbia St. (<b>Block 167</b>); 713-721 McCarter Hwy; 723-733 McCarter Hwy (<b>Block 168</b>) <b>Block:</b> 159; <b>Lots:</b> 10.01, 10.02, 10.03, 11 <b>Block:</b> 163; <b>Lots:</b> 27 <b>Block:</b> 166; <b>Lots:</b> 1.01, 1.02, 1.03, 1.04 <b>Block:</b> 167; <b>Lots:</b> 10.01, 10.02 <b>Block:</b> 168; <b>Lots:</b> 1.01, 1.02 <b>Arena Park Exchange Subdivision (aka Triangle Park)</b> <b>Description:</b> Major subdivision and street dedication.</p>	<p><b>Major Subdivision</b> Zone: Newark Downtown Core Redevelopment Plan Ward: East Architect: Joseph E. Romano; Langan Variances: None</p>
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<p><b>Applicant:</b> Station Plaza Newark Downtown Core Urban Renewal Company, LLC; Mulberry Parking Properties, LLC  <b>Owner:</b> Housing Authority of the City of Newark; Mulberry Parking Properties, LLC; Newark Warehouse Redeveloper Company, LLC; Lafayette Street Associates, LLC; Mulberry Hamilton Associates, LLC; and Lopez Properties, LLC; ERDA Three, LLC; ERDA Two, LLC; City of Newark and ERDA One, LLC</p> <p><b>APPROVED W/ CONDITIONS – 10-19-2015</b></p>	
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<p>2. <b>CPB 15-59</b>  <b>Address: 120-142 Bleeker Street; NJIT Wellness and Event Center – Athletic Ctr. and Sports Field Block: 382; Lot: 1</b>  <b>Description:</b> Construction of a new multi-use 100,640 square foot wellness and event center and a new soccer field with 100 employees. A recreation facility for students and faculty is also on-site. Hours of operation 6:00am to 10:00pm.</p> <p><b>Applicant/Owner:</b> New Jersey Institute of Technology</p> <p><b>APPROVED W/ CONDITIONS – 10-19-2015</b></p>	<p><b>Courtesy Review</b>  Zone: INST - Institutional  Ward: Central  Architect/Engineer: Bane Gaiser &amp; Edward F. Sitrler; AECOM Architects &amp; Engineers (NJ), Inc.  Variances: None</p>
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<p>3. <b>CPB 15-54</b>  <b>Address: 69-71 Blanchard Street; Blanchard Street Warehouse Redevelopment</b>  <b>Block: 2438; Lot: 80</b>  <b>Block: 5001; Lot(s):40,42,46,48,49,50, 92, 93</b>  Lot: 40 (80-132 Blanchard St); Lot: 42: (144-154 Blanchard St); Lot: 46: (156-166 Blanchard St); Lot: 48 (168-174 Blanchard St); Lot: 49 (176-188 Blanchard St); Lot: 50 (78 &amp; 190 Blanchard St); Lot: 92: (70-74 Blanchard St); Lot: 93 (134-142 Blanchard St.  <b>Description:</b> Proposing a 670,350 square foot building for warehouse/distribution and ancillary offices with related site infrastructure, including parking and loading facilities with 189 parking spaces. Complete redevelopment of both sides of Blanchard Street from the Central Railroad of New Jersey – Manufacturers Extension Branch north to the Passaic River. 24 hour operation seven (7) days per week with at least 100 employees.</p> <p><b>Applicant/Owner:</b> Morris Fairmount Associates Urban Renewal, LLC</p> <p><b>APPROVED W/ CONDITIONS – 10-19-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: NJR-121/I-2 (Medium Industrial  Ward: East  Architect: Eric Ballou, P.E., In Site Engineering  Variances: Insufficient building transparency, signage, and fence height.</p>
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Next Central Planning Board Meeting is scheduled for **November 2, 2015.**

<p><b>4. CPB 15-47</b>  <b>Address:</b> 41-43 Richards Street; Richards Apartments  <b>Block: 2476; Lots: 38</b>  <b>Description:</b> Change of use from a four (4) family three (3) story dwelling at 4,166 square feet to a six (6) family dwelling with six (6) units in order to legalize the two additional existing units with two parking spaces.</p> <p><b>Applicant/Owner:</b> John and Mira De Deus  <b>APPROVED W/ CONDITIONS – 10-19-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: Newark Riverfront  Redevelopment Plan  Ward: East  Architect: Ana Sousa; Ana Sousa  Architect  Variances: Minimum Lot Area, Minimum Lot Width, Façade Transparency, Maximum Front and Rear Yard Impervious Coverage, and Minimum Rear Yard.</p>
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<p><b>5. CPB 15-64</b>  <b>Address:</b> 506 Central Avenue; Urban League of Essex County New Office Renovation  <b>Block: 1829; Lot: 2</b>  <b>Description:</b> To convert second and third floor residences to commercial space for the use of the existing owner. Hours of operation 9:00am – 6:00pm Monday – Friday, Twenty One (21) employees. No on-site parking.</p> <p><b>Applicant/Owner:</b> Urban League of Essex County  <b>APPROVED W/ CONDITIONS – 10-19-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: C-2 (Community Commercial)  Ward: West  Architect: Mark E. Bess, AIA; MBA  Architects  Variances: Minimum Lot Size, Minimum Lot Width, Minimum Ground Floor Height, Façade Transparency, Maximum Rear Yard Impervious Coverage, and Minimum Rear Yard.</p>
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<p><b>6. CPB 15-60</b>  <b>Address: 359-377 Washington Street; Uncommon Schools, North Star Academy – New School Building &amp; Parking Garage</b>  <b>Block: 98; Lots: 1</b>  <b>Description:</b> New 166,550 sq. ft. six (6) story school building &amp; reuse of existing three-story parking garage for K-12 school. Hours of operation 7:30am – 4:30pm with 185 employees and 155 parking spaces.</p> <p><b>Applicant/Owner:</b> 377 Washington Street, LLC  <b>APPROVED W/ CONDITIONS – 10-19-2015</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: Living Downtown  Redevelopment Plan  Ward: Central  Architect: Merilee Meacock/KSS  Architects, LLP  Engineer: F. Mitchell Ardman P.E./  The Reynolds Group, Inc.  Variances: None</p>
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**VI. Memorialization of Resolutions**

1. 120-142 Bleeker St.; 141-195 Warren St.; 58-114 Lock St. – CPB15-59
2. 359-377 Washington St.; 52-74 Court St.; 428-444 University Ave. – CPB15-60

**VII. Adjournment**

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