

# Newark

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## Central Planning Board Determination for The Hearing of **December 7, 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 **December 7, 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>CPB15-55</b> <b>Address: 258-272 Sherman Ave.</b> <b>Block: 2762; Lots: 9 &amp; 17</b> <b>Description:</b> In an I-1 District proposed interior renovation and addition to an existing warehouse to be used as an office building with a new parking area.</p> <p><b>Applicant/Owner:</b> Sherman Ave. Realty Assocs., LLC <b>APPROVED W/CONDITIONS – 12/7/15</b></p>	<p><b>Preliminary and Final Site Plan</b> Zone: I-1 (Light Industrial) Ward: South Architect/Engineer: Daniel A. Roma Artek Studio, LLC Variances: Maximum front yard setback, maximum impervious area, ground level transparency, side façade transparency.</p>
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<p><b>2. CPB15-03</b>  <b>Address: 487-493 South St.; South St. Parking Facility</b>  <b>Block: 5088; Lot: 50</b>  <u><b>Description:</b></u> Creation of secure parking facility for tractors, trailers and containers.</p> <p><b>Applicant/Owner:</b> South St. Newark, LLC  <b>APPROVED W/CONDITIONS – 12/7/15</b></p>	<p><b>Final Site Plan</b>  Zone: I-3  Ward: East  Architect/Engineer: Adnan A. Khan, P.E., C.M.E.  AWZ Engineering, Inc.  Variances: None</p>
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<p><b>3. CPB 15-72</b>  <b>Address: 23-27 Washington St./1-17 James St.</b>  <b>Block: 32 Lots: 40, 46, 48 &amp; 50</b>  <u><b>Description:</b></u> Within the Broad St. Station District Redevelopment Plan Area, Sub District C: Washington Park Cultural District applicant proposes to renovate an existing church and two adjacent and connected buildings converting their use to offices. No addition or expansion of the current building envelope or building height is proposed. There will be an increase in the interior floor area by the addition of additional floors and mezzanines.</p> <p><b>Applicant/Owner:</b> James &amp; Washington St. Holdings, LLC  <b>APPROVED W/CONDITIONS – 12/7/15</b></p>	<p><b>Preliminary Site Plan</b>  Zone: Broad Street Station Redevelopment  Ward: Central  Architect/Engineer: Vincent Facchino, JMP Management  Variances: Exceeding building &amp; fence height, maximum number of wall signs.</p>
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**Memorialization of Resolutions**

1. 436-442, 444-448 Central Avenue – CPB15-30
2. 167 Lafayette Street; Two Apartments and one store – CPB15-44

**VI. Adjournment**

Next Central Planning Board Meeting is scheduled for **December 21, 2015.**