

NEWARK CENTRAL PLANNING BOARD AGENDA
REGULAR PUBLIC HEARING
Council Chambers – Newark City Hall
May 16, 2016
6:30 PM

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

1.	<p>CPB16-16 Address: 37-39 Jackson Street Block: 2000 Lot: 14 Description: The applicant is proposing to change the number of units from 18 to 24 residential units; consisting of sixteen (16) two-bedroom units, seven (7) one-bedroom units and one (1) superintendent studio unit. Proposal is also to change the building from a four-story to a five-story building. (Previously granted CPB approval on 8/18/2014)</p> <p>Applicant/Owner: M.R. Apartments, LLC</p>	<p>Amended Final Site Plan Zone: Newark River Redevelopment Plan Ward: East Architect/Engineer: Joseph R. Asfour; Alza Design, LLC Variations: Excessive Front Yard/ Insufficient Building Step-back; Insufficient Parking; Insufficient Front Façade Transparency.</p>
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2.	<p>CPB16-21 Address: 563-585 18th Avenue Blocks: 358; 359 Lots: 1; 1 (respectively) Description: The applicant is proposing an adaptive reuse of an existing 4-story industrial building, along with a 50,658 square foot addition, to be used as a new North Star Academy elementary and middle school (K-8). The project also consists of a surface parking lot across the street for 32 parking spaces. The proposed school building will contain 35 classrooms, common space spaces such as a cafeteria and gymnasium, and administrative space.</p> <p>Applicant/Owner: NSA 18th Avenue, LLC</p>	<p>Preliminary and Final Site Plan Zone: Kent Brenner Springfield Redevelopment Ward: South Architect/Engineer: Merilee Meacock, AIA; KSS Architects, LLP Variations: Insufficient Front Yard (existing condition); Excessive Building Height; Excessive Lot Coverage (both lots); Insufficient Transparency (3 facades); Insufficient Parking; Insufficient Parking Lot Illumination.</p>
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Next Central Planning Board Meeting is scheduled for **June 13, 2016**

3.	<p>CPB16-23 Address: 34-40 Park Place (a.k.a. 2 Center Street) Block: 125 Lot: 26 Description: The applicant is proposing to amend the previously approved 22 story mixed-use building and structural parking garage to increase the residential unit count from 242 to 245 along with some façade and interior changes. The ground level will consist of a residential lobby, retail space and office space for City Police. The upper floors will consist of residential units and amenity space.</p> <p>Applicant/Owner: Two Center Street Urban Renewal LLC</p>	<p>Amended Final Site Plan Zone: Living Downtown Redevelopment Ward: Central Architect/Engineer: Michael R. Ytterberg, AIA/Mark S. Cifelli, P.E.; BLT Architects/Matrix New World Engineering, PC Variances: Excessive Front Yard; Insufficient Lighting – Interior Garage; Insufficient Lighting – Exterior Rooftop Off-Street Parking; Excessive Sidewalk Lighting.</p>
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VI. Memorialization of Resolutions

1. 907-913 Broad Street – CPB16-18
2. 192 Ferry Street – CPB16-09
3. 1002-1008 Broad Street – CPB16-13
4. 162-166 Frontage Road – CPB15-48
5. 852-854 Raymond Blvd – CPB16-14
6. 563-585 18th Avenue – CPB16-21
7. 34-40 Park Place – CPB16-23

VII. Adjournment