

Central Planning Board Determination for The Hearing of **June 13, 2016**

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 **June 13, 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>Adjourned from 5/16/2016</p> <p>Applicant/Owner: M.R. Apartments, LLC</p> <p style="text-align: center;">ADJOURNED until 6/27/2016</p>	<p>Amended Final Site Plan Zone: Newark River Redevelopment Plan Ward: East Architect/Engineer: Joseph R. Asfour; Alza Design, LLC Variiances: Excessive Front Yard/ Insufficient Building Step-back; Insufficient Parking; Insufficient Front Façade Transparency.</p>
-----------	---	---

Next Central Planning Board Meeting is scheduled for **June 27, 2016**

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>Adjourned from 5/16/2016</p> <p>Applicant/Owner: NSA 18th Avenue, LLC</p> <p style="text-align: center;">APPROVED with Conditions</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>
----	---	--

3.	<p>CPB16-20 Address: 869-873 Broad Street Block: 57.04 Lot: 138 & 139 Description: The site is an existing 4-story building with retail on the ground floor and offices on the remaining 2nd – 4th floors. The applicant is proposing to convert the vacant office spaces to 37 one and two bedroom apartment units with the first floor retail space to remain.</p> <p>Applicant/Owner: 869 Broad LLC</p> <p style="text-align: center;">ADJOURNED until 6/27/2016</p>	<p>Preliminary and Final Site Plan Zone: Living Downtown Redevelopment Plan Ward: Central Architect/Engineer: Gerard P. Gesario, P.E./Matthew B. Jarmel, AIA, MBA; Jarmel Kizel Architects and Engineers, Inc. Variations: None</p>
----	--	---

VI. Memorialization of Resolutions

1. 685-718 Dr. Martin Luther King Jr. Blvd – CPB13-48
2. 563-585 18th Avenue – CPB16-21 **ADJOURNED**
3. Amendment to Board Attorney's Contract

VII. Adjournment

Next Central Planning Board Meeting is scheduled for **June 27, 2016**