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**Department of Economic & Housing Development**

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## **NEWARK Central Planning Board Determinations** **For The Hearing of December 05, 2016**

The below listed items were heard before the Newark Central Planning Board for site plan/subdivision approval or courtesy review. Those that received approval have the words "**APPROVED**" or "**APPROVED with CONDITIONS**" 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:

**Please note** that Next Central Planning Board Meeting is scheduled for  
**December 19, 2016**

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

<b>1.</b>	<b>CPB16-54</b> <b>Address: 387 Chestnut Street</b> <b>Block: 1128 Lot: 4</b> <b>Description:</b> The applicant proposes to convert the existing mixed-use building into a commercial building with office spaces for a general contractor on the first and second floor. The alterations to the building are limited to the removal of two exterior stairs and interior floor plan	<b>Preliminary &amp; Final Site Plan</b> Zone: MX-1 – Mixed Use 1 Residential and Commercial Ward: East <b>Architect/Engineer:</b> Daniel A. Roma, RA; Artek Studio, LLC <b>Variances:</b> Insufficient Lot Width; Insufficient Lot Size; Excessive
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<p>reconfiguration. No changes to the circulation or landscaping are proposed.</p> <p><b>Applicant/Owner:</b> Rally Realty II, LLC</p> <p style="text-align: center;"><b>APPROVED with CONDITIONS</b></p>	<p>Side Yard; Insufficient Rear Yard; Excessive Rear Yard Impervious Area; Insufficient Primary-Front Façade Transparency (above ground floor); Insufficient Rear Façade Transparency; Insufficient Ground Floor Height; Insufficient Buffer Area (Rear Yard); Excessive Lighting at Property Line.</p>
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<p>2. <b>CPB16-56</b>  <b>Address: 579-581 Broad Street</b>  <b>Block: 18 Lots: 10, 11, 12, 14, &amp; 15</b>  <b>Description:</b> The applicant is proposing rehabilitation to two adjacent buildings comprising of a total area of 65,651 sq. ft. and 48 residential units. For the building on 579 Broad St., the proposal is for a one-story penthouse addition to an existing 5-story building. The existing retail/commercial space will be converted to 43 residential units with 2 ground floor retail spaces (5,712 sq. ft.). For the building on 12 Central Ave., the proposal is to rehabilitate the existing 3-story residential building for continued residential use with 5 units.</p> <p><b>Applicant/Owner:</b> Redmellon 579 Holdings, LLC/ Cottage Street Orbit Acquisitions, LLC (owner of 579 Broad St.) and Eminent Investment Group, LLC (owner of 12 Central Ave.)</p> <p style="text-align: center;"><b>APPROVED with CONDITIONS</b></p>	<p><b>Preliminary &amp; Final Site Plan</b>  Zone: Broad Street Station  Redevelopment Plan, Subdistrict C  Ward: Central  <b>Architect/Engineer:</b> Jack Inglese, AIA, PE, LEED AP; Inglese Architecture &amp; Engineering  <b>Variiances:</b> Excessive Number of Signs.</p>
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