
Department of Economic & Housing Development

Division of Planning, Zoning & Sustainability
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NEWARK Central Planning Board Determinations For The Hearing of February 27, 2017

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
March 13, 2017

1.	<p>CPB17-01 Address: 494 Market Street Block: 2002 Lot: 5 Description: The applicant proposes to convert the existing first floor retail space into a two-bedroom residential unit. The alterations to the building are limited to some minor interior reconfiguration on the first floor and the removal of the existing separate entrance for the retail. Applicant/Owner: Costa, Francisco & Maria Isabel</p> <p style="text-align: center;">APPROVED with CONDITIONS</p>	<p>Preliminary & Final Site Plan Zone Newark River Public Access and Redevelopment Plan Ward: East Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC Variances: Excessive Lighting at Entrance.</p>
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2.	<p>CPB16-65 Address: 312-314 Mt Prospect Avenue Block: 558 Lot: 6 Description: The applicant is proposing the rehabilitation of an existing structure and a rear yard addition consisting of approximately 10,140 square feet. The total building area, including the addition and the basement will be 29,724 square feet. The entire structure will consist of twenty-four (24) apartment units; of which twelve (12) will be 1 bedroom and twelve (12) will be 2 bedroom units. Applicant/Owner: IBN Construction Corporation</p> <p style="text-align: center;">APPROVED with CONDITIONS</p>	<p>Preliminary & Final Site Plan Zone: R-5 Ward: North Architect/Engineer: Martha Brazoban, AIA; M.B. Architectural Design and Consulting, LLC Variations: Insufficient Lot Size; Insufficient Lot Width; Non-Conforming Side Yard; Insufficient Rear Yard; Excessive Lot Coverage by Buildings; Insufficient Façade Transparency; Insufficient Parking; Excessive Fence Height.</p>
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3.	<p>CPB17-02 Address: 1-39 Ruggiero Plaza Block: 455 Lots: 1 Description: The applicant is proposing to expand the existing surface parking lot for St. Lucy's Church in the northern portion of the lot along the 7th Ave. A total of 37 new parking spaces will be created as a result of the proposed development. Applicant/Owner: St. Lucy Church</p> <p style="text-align: center;">APPROVED with CONDITIONS</p>	<p>Preliminary & Final Site Plan Zone: R-3 Ward: North Architect/Engineer: Michael J. Neglia, PE, PLS, PP; Neglia Engineering Associates Variations: Excessive Lot Coverage; Inadequate Parking Space; Insufficient Parking Lot Landscaping; Insufficient Parking Lot Trees; Insufficient Parking Lot Tree Cover; Insufficient Front Yard Trees; Insufficient Shade Trees; Excessive Fence Height.</p>
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4.	<p>CPB17-03 Address: 383-385 Chestnut Street Block: 1128 Lots: 1 Description: The applicant is proposing to expand the existing restaurant/bar by rehabilitating the existing two-story building and constructing a small two-story addition in the space between the buildings. A total of +/- 825 sq. ft. of additional floor area will be added as a result of the proposed addition. Applicant/Owner: FKJ Realty Holding, LLC</p> <p style="text-align: center;">ADJOURNED to REGULAR HEARING March 13, 2017</p>	<p>Preliminary & Final Site Plan Zone: East Ward: MX-1 Architect/Engineer: Jose Gennaro , AIA Variations: Insufficient rear yard; Excessive lot coverage; Insufficient parking; Maximum impervious rear yard; Insufficient building transparency (street facing side); Active ground floor minimum height.</p>
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