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Department of Economic & Housing Development

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## NEWARK Central Planning Board Determinations For The Hearing of **March 13, 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 27, 2017**

1.	<b>PROPOSED REDEVELOPMENT AREA INVESTIGATION IN ACCORDANCE WITH THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40:12A-6) OF 22-34 EAST PARK STREET, BLOCK 125 AND LOT 96, LOCATED IN THE CENTRAL WARD OF THE CITY.</b>
	<b>APPROVED</b>

2.	<b>CPB17-03</b> <b>Address:</b> 383-385 Chestnut Street <b>Block: 1128 Lots: 1</b> <b>Description:</b> 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.	<b>Preliminary &amp; Final Site Plan</b> <b>Zone:</b> East <b>Ward:</b> MX-1 <b>Architect/Engineer:</b> Jose Gennaro , AIA <b>Variiances:</b> Insufficient rear yard; Excessive lot coverage;
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	<p>ft. of additional floor area will be added as a result of the proposed addition.</p> <p><b>Applicant/Owner:</b> FKJ Realty Holding, LLC</p> <p style="text-align: center;"><b>APPROVED with CONDITIONS</b></p>	<p>Insufficient parking; Maximum impervious rear yard; Insufficient building transparency (street facing side); Active ground floor minimum height.</p>
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<p>3.</p>	<p><b>CPB17-04</b>  <b>Address:</b> 273 Martin Luther King Blvd  <b>Block: 2828 Lot: 15</b>  <b>Description:</b> The applicant is proposing the rehabilitation of an existing 3-story building currently being used as a fraternity house to be converted into a 4-unit residential building located in the James Street Historical District.  <b>Applicant/Owner:</b> 273 MLK Venture LLC</p> <p style="text-align: center;"><b>APPROVED with CONDITIONS</b></p>	<p><b>Preliminary &amp; Final Site Plan</b>  <b>Zone:</b> Broad Street Station District Redevelopment Plan  <b>Ward:</b> Central  <b>Architect/Engineer:</b> Paul V. Giammona; Brick City Reconstruction  <b>Variations:</b> Excessive Fence Height; Excessive Lighting; Insufficient Front Transparency.</p>
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