

## 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**

- |           |  |
|-----------|--|
| <b>1.</b> | <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> |
|-----------|--|

**APPROVED**

- |           |  |  |
|-----------|--|--|
| <b>2.</b> | <b>CPB17-03</b><br><b>Address:</b> 383-385 Chestnut Street<br><b>Block: 1128 Lots: 1</b><br><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. ft. of additional floor area will be added as a result of the proposed addition. | <b>Preliminary &amp; Final Site Plan</b><br><b>Zone:</b> East<br><b>Ward:</b> MX-1<br><b>Architect/Engineer:</b> Jose Gennaro , AIA<br><b>Variations:</b> Insufficient rear yard; Excessive lot coverage; Insufficient parking; Maximum impervious rear yard; Insufficient building transparency (street |
|-----------|--|--|

Next Central Planning Board Meeting is scheduled for **March 27, 2017**

<p><b>Applicant/Owner:</b> FKJ Realty Holding, LLC</p> <p style="text-align: center;"><b>APPROVED with CONDITIONS</b></p>	<p>facing side); Active ground floor minimum height.</p>
---	--

<p><b>3. 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>
--	---