

NEWARK Central Planning Board Determinations For The Hearing of **May 08, 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
May 24, 2017

<p>1. CPB17-12 Address: 27-29 Napoleon Street Block: 996; Lot: 44 (proposed 44.01 and 44.02) Description: The applicant is proposing to subdivide an existing lot (lot 44), which contains an existing two-family dwelling and a garage structure, into two separate lots, each measuring 25 feet by 85 feet (2,125 SF). The resultant lots will be designated as lot 44.01 and lot 44.02. An existing two-family is proposed to stay on one of the newly subdivided lots. The applicant proposes to demolish existing garage and on lot 44.02, construct a new 2,521 SF, 3-story, one-family dwelling. Applicant/Owner: Antonio Victor Rocha</p> <p style="text-align: center;"><u>APPROVED</u></p>	<p>Minor Subdivision Zone: R-3 Ward: East Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC Variances: Lot 44.01: Insufficient Lot Size; Insufficient Side Yard; Insufficient Lot Area Per Dwelling Unit; Excessive Rear Yard Impervious Coverage; Insufficient Façade Transparency. Lot 44.02: Insufficient Lot Size; Excessive Rear Yard Impervious Coverage; Insufficient Façade Transparency.</p>
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<p>3. CPB17-11 Address: 729-737 Broad Street Block: 53; Lot: 49 Description: The applicant is proposing rehabilitation of an existing one and two story building totaling 68,747 sq. ft. for tenant fit out of Burlington Coat Factory. Applicant/Owner: Sol Goldman & CDC Newark Associates, Partnership c/o Jenel Management Corp.</p> <p style="text-align: center;"><u>APPROVED</u></p>	<p>Preliminary & Final Site Plan Zone: Living Downtown Redevelopment Plan Ward: Central Architect/Engineer: Russell DeRosa AIA; The DeRosa Group, PC/Kevin Shelly, P.E.; Mid-Atlantic Engineering Variations: Insufficient Façade Transparency.</p>
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<p>2. CPB17-09 Address: 558-568 Market Street & 49-51 Polk Street Block: 1998 Lot: 3.01, 3.02, 3.03 & 7 Description: The applicant is proposing a new 5-story mixed-used building consisting of parking and retail space on the ground floor with 56 residential units on floors 2-5. Applicant/Owner: Markpolk, LLC</p> <p style="text-align: center;"><u>APPROVED with CONDITIONS</u></p>	<p>Preliminary & Final Site Plan Zone: Newark's River Public Access and Redevelopment Plan – MX-1 zone Ward: East Architect/Engineer: Avelino Martinez; Blackbird Group Architects LLC/ Adnan A. Khan; AWZ Engineering Inc. Variations: Insufficient Front Façade Stepback for the 3rd and 4th floors; Excessive Lot Coverage; Insufficient Primary Front Façade Transparency; Insufficient Commercial Space Façade Transparency.</p>
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<p>4. PROPOSED "AREA IN NEED OF REDEVELOPMENT" INVESTIGATION IN ACCORDANCE WITH THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (NJSA 40A:12A) OF PROPERTIES WITHIN THE DOREMUS AVENUE STUDY AREA. FORMAL ACTION MAY BE TAKEN.</p> <p style="text-align: center;"><u>APPROVED</u></p>
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