

# Newark

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## **NEWARK Central Planning Board Determinations For The Hearing of June 12, 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  
**June 26, 2017**

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| <b>1.</b> | <b>PROPOSED RECONSIDERATION OF PREVIOUSLY APPROVED "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.</b> |
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**ADJOURNED to a SPECIAL CPB HEARING of JULY 06, 2017**

Next Central Planning Board Meeting is scheduled for **June 26, 2017**

<p><b>2. CPB17-14</b>  <b>Address:</b> 209-221 Central Ave.; 11-21 Hoyt St.; 64-68 Sussex Ave.; 20-22 Lock St.  <b>Block:</b> 2835 <b>Lot:</b> 11, 14, 17-20, 23 &amp; 30  <b>Description:</b> Consolidation and reconfiguration of eight (8) lots into two (2) lots – 23.01 and 23.02.   <b>Applicant/Owner:</b> CP-Lock Street, LLC and Claremont Properties, Inc./Newark Housing Authority and NJIT</p> <p style="text-align: center;"><b><u>APPROVED</u></b></p>	<p><b>Minor Subdivision</b>  <b>Zone:</b> Broad Street Station Redevelopment Plan  <b>Ward:</b> Central  <b>Architect/Engineer:</b> Sean Savage; Matrix New World Engineering, PC  <b>Variations:</b> None.</p>
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<p><b>3. CPB17-15</b>  <b>Address:</b> 169-175 Miller St.  <b>Block:</b> 1195 <b>Lot:</b> 34  <b>Description:</b> Proposed interior and exterior modifications to an existing 6,982 sq. ft. two-story building for sales of windows and doors. A parking lot with six (6) spaces is also proposed on the side of the building.   <b>Applicant/Owner:</b> 35 Avenue A Holdings, LLC, Jay Harman</p> <p style="text-align: center;"><b><u>APPROVED</u></b></p>	<p><b>Preliminary &amp; Final Site Plan</b>  <b>Zone:</b> I-1  <b>Ward:</b> East  <b>Architect/Engineer:</b> Robert G. Dooley Jr. RA / Paul Anderson PP, PE; ACS Anderson Consulting Services LLC  <b>Variations:</b> Insufficient Impervious Front Yard; Insufficient Rear Yard; Insufficient Side Yard Setback, Insufficient Ground Floor Height; Insufficient Building Transparency - Ground-Floor, Front Façade, Street Facing and Non-Street Facing Sides &amp; Rear Facade; Insufficient Parking Spaces; Insufficient Bike Parking; Insufficient Landscaping; Insufficient Shade Trees; Excessive Fence Height.</p>
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