

Department of Economic & Housing Development

Planning, Zoning & Sustainability
920 Broad Street, Room 112
Newark, New Jersey 07102
Tel: 973-733-6333
Fax: 973 733-4369

Allison Ladd
Deputy Mayor/Director

Christopher A. Watson
City Planning Officer

Susan Brown
Zoning Officer

NEWARK CENTRAL PLANNING BOARD AGENDA
VIRTUAL PUBLIC HEARING
Council Chambers – Newark City Hall
June 1, 2020
6:00 PM

- I. OPENING STATEMENT (SUNSHINE LAW/MUNICIPAL LAND USE LAW)**
- II. ROLL CALL**
- III. MINUTES**
- IV. COMMUNICATIONS**
- V. PUBLIC HEARING**

1.	<p><u>CPB19-29</u></p> <p>Address: 323-327 Ferry Street</p> <p>Block: 2046 Lot: 2.01</p> <p>Description: Applicant is proposing to use a commercial space as a pet grooming facility</p> <p>Applicant/Owner: Vision Downtown URC, LLC</p> <p>Attorney: David C. Scalera, Esq., LLC</p>	<p><u>Minor Site Plan & Conditional Use</u></p> <p>Zone: MX-1</p> <p>Ward: East</p> <p>Architect/Engineer: John J. Haeberle AIA, LLC</p> <p>Project must comply with the conditional use standards (40:6-2-2-3) must demonstrate compliance</p>
2.	<p><u>CPB19-79</u></p> <p>Address: 316-330 Mt. Pleasant Avenue, 94 Clay Street & 1239-1243 McCarter Highway</p> <p>Block: 447 Lots: 30,31,34,40,42,45,80</p> <p>Description: Applicant is proposing to demolish an existing building, and construct a mixed-use residential building of forty (40) stories, four-hundred and eighty-four (484) units</p> <p>Applicant/Owner: 96 Clay Partnership, LLC</p> <p>Attorney: Juliana E. Blackburn, Esq.</p>	<p><u>Preliminary & Final Site Plan</u></p> <p>Zone: Newark River RDV</p> <p>Ward: Central</p> <p>Architect/Engineer: Michael Higgins</p> <p>Variances: None</p>

<p>3.</p>	<p><u>CPB20-09</u></p> <p>Address: 246, 248-250, 252, 254-256, 258-262 & 264-268 Jelliff Avenue (Achieve Charter School)</p> <p>Block: 2691 Lots: 1.01,1.02,1.03,1.04, 50 & 53</p> <p>Description: Applicant is proposing to convert a Vacant four (4) story building into a Charter School for three hundred (300) children. There will also be a gymnasium and a cafeteria</p> <p>Applicant/Owner: 246 Jelliff Ave, LLC</p> <p>Attorney: Marsha M. Moore, Esq.</p>	<p><u>Preliminary & Final Site Plan</u></p> <p>Zone: R-3</p> <p>Ward: South</p> <p>Architect/Engineer: Matthew Mc Chesney, AIA</p> <p>Variances: 10 'C' Variances for Insufficient front yard setback, Insufficient side yard setback, excessive front yard (Clinton Ave) Insufficient façade transparency all four sides, Insufficient parking lot landscaping, Insufficient shade trees (Clinton Ave) and Insufficient lighting in parking lot</p>
<p>4.</p>	<p><u>CPB20-18</u></p> <p>Address: 11-43 Raymond Plaza West, One Gateway Center</p> <p>Block: 150.02, 151.01 Lots: 162, 35</p> <p>Description: Applicant is proposing to accommodate the jewel box addition, retail space on the ground floor closer to pedestrians to make the entirety of Gateway more appealing to tenants and pedestrians, improvements to sidewalk as well</p> <p>Applicant/Owner: One Gateway Center Property Owner</p> <p>Attorney: Jennifer Mazawey, Esq.</p>	<p><u>Preliminary & Final Site Plan</u></p> <p>Zone: Living Downtown RDV</p> <p>Ward: Central</p> <p>Architect/Engineer: Antonietta Alberto AIA, LEED AP/ James E. Henry, PE, PP</p> <p>Variances: 5 'C' Variances for Excessive sign projection, Excessive wall sign area, Excessive number of signs, front yard Encroachment, and Insufficient shade trees</p>
<p>5.</p>	<p><u>CPB20-08</u></p> <p>Address: 420 Springfield Ave</p> <p>Block: 300 Lot: 2</p> <p>Description: Applicant is proposing to construct a two-story, mixed used building with two residential units above, ground floor retail, proposed dollar store, and fifteen (15) parking spaces, one loading space and other associated improvements</p> <p>Applicant/Owner: 420 Springfield Ave, LLC</p> <p>Attorney: Adam Faiella, Esq.</p>	<p><u>Preliminary & Final Site Plan</u></p> <p>Zone: Kent Brenner/ Springfield, RDV</p> <p>Ward: Central</p> <p>Architect/Engineer: Michael E. Dipple, P.E</p> <p>Variances: 8 'C' Variances for Excessive sign area, Excessive number of signs, Insufficient lighting in parking lot, Insufficient shade trees, Insufficient faced transparency</p>

6.	Area in Need of Redevelopment Study: 53-55 Bruen Street (Block 195, Lot 12) and 57 Bruen Street (Block 195, Lot 31.01) Non-Condernnation "Area in Need of Redevelopment" Investigation in accordance with the New Jersey Local Redevelopment and Housing Law (NJSA 40A:12A et seq). Formal action may be taken at a duly noticed public hearing.
-----------	--

IV. Memorialization of Resolutions:

- 1. CPB: 20-05 124 Polk Street**
- 2. CPB: 19-84 549 S. Orange Ave**
- 3. CPB: 19-77 411 Adams Street**
- 4. 528-532, 526 Mulberry Street & 166-170 Emmet Street AINOR Study**