
Department of Economic & Housing Development

Planning, Zoning & Sustainability
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NEWARK CENTRAL PLANNING BOARD AGENDA VIRTUAL PUBLIC HEARING

June 1, 2020

6:00 PM

Zoom Virtual Meeting link: <https://us02web.zoom.us/j/82787409169>

Or iPhone one-tap :

US: +19292056099,82787409169# or +13017158592,,82787409169#

Or Telephone:

Dial (for higher quality, dial a number based on your current location): US: +1 929 205 6099 or
+1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or
+1 253 215 8782 or +1 346 248 7799

Webinar ID: 827 8740 9169

International numbers available: <https://us02web.zoom.us/j/82787409169>

Access to Project Files: <https://newarkehd.com/planningzoning>

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

1.	<u>CPB19-79</u> Address: 316-330 Mt. Pleasant Avenue, 94 Clay Street & 1239-1243 McCarter Highway Block: 447 Lots: 30,31,34,40,42,45,80 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 Applicant/Owner: 96 Clay Partnership, LLC Attorney: Juliana E. Blackburn, Esq.	<u>Preliminary & Final Site Plan</u> Zone: Newark River RDV Ward: Central Architect/Engineer: Michael Higgins Variances: None
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2.	<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>
3.	<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>
4.	<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>

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**