

MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
SPECIAL HEARING
JUNE 15, 2017
COUNCIL CHAMBERS
7PM

The meeting was called to order at 7:08 PM by the Acting Chairman, Terence Baine, with the reading of the Open Public Meetings Act

Roll Call

Commissioners Present

Katiria Cobian
Barry Dobson
Charles N. Hall
Wesley Jenkins
Julius Montford
Terry Pringle-Khalif
Rose Marie Ruivo
Terence Baine, Acting Chairman

Commissioners Absent

Charles Auffant, Chairman

Also Present

Mark Barksdale, P.P, Director of Planning
Susan Brown, Zoning Officer
Angelo Cifelli Jr., Esq., Board Attorney
Gerard Haizel, P.P, AICP, Planning Consultant
Walford Enniss, Recording Secretary
Nana Jumah, Acting Board Secretary

Request for Withdrawals or Adjournments

Agenda Items

New Applications:

Application: ZBA-17-28

Premises: 52-90 Amsterdam Street

Ward: East

Applicant: 52 Amsterdam Newark, LLC

To Permit: In the I1, First Industrial District, proposed construction of five buildings to be used as municipal offices with 227 parking spaces,, municipal vehicle storage and municipal service facilities. Services include washing, fueling, and repairs. The proposed municipal vehicle service facility is not permitted the I1 zone.

Building A: (1) one story motor vehicle storage building and mezzanine

Building B: (1) one story motor vehicle storage building

Building C: (1) one story motor vehicle repair garage

Building D: (1) seven story office building

Building E: (1) four story parking deck

Seeking D¹ Use Variance; Seeking C Variances to permit building that is taller than permitted height, exceeding maximum lot coverage, insufficient screening of garbage storage, to permit garbage storage area wall or fencing that is not screened by a 3 foot high landscaping, insufficient wall and fence screening, exceeding maximum fence height, insufficient parking structure façade, to permit signage on proposed parking structure, excessive signage wall area, exceeding maximum number of signs, exceeding maximum mounted sign height, excessive mounted light fixture height, insufficient shade trees, excessive façade illumination, excessive illumination at property line, insufficient illumination at access driveway, insufficient illumination of pedestrian walkway, Seeking a design waiver for insufficient parking stall dimension. Preliminary & Final Site Plan approval required. Fausto Simoes, Esq., the applicant's attorney, Gregory Comito, R.A, the Architect, and Charles Olivo, P.E, the Civil Engineer, Traffic Engineer, and Planner appeared before the Board. There was one objector present. A motion was made by Commissioner Hall and seconded by Commissioner Montford to approve this application with conditions. Motion carried 7-0.

- Applicant agreed to comply with the comments outlined in the Planner's Staff Report dated June 8, 2017.
- Applicant agreed to work in conjunction with the Dept. of Engineering and the Div. of Water/Sewer Utilities to satisfy their recommendations.

Adjournment **8:05 PM**

Next Regular Meeting: June 22, 2017