

**MINUTES**  
**OF**  
**THE NEWARK CENTRAL PLANNING BOARD**  
**REGULAR PUBLIC HEARING OF APRIL 24, 2017**  
**COUNCIL CHAMBER**  
**6:30 PM**

*Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday April 24, 2017.*

*The meeting of the Central Planning Board was called to order at 6:30 pm by Acting Chairman Paul Oliverby a reading of the "Open Public Meetings Act."*

**ROLL CALL OF BOARD MEMBERS PRESENT:**

- *J. Celoa*
- *M. Lockett*
- *P. Oliver (Acting Chair)*
- *M. Rodriguez*
- *K. Witcher*

**Absent Board Members:**

- *A. Amador*
- *M. Cooper*
- *A. Jurgelevicius*
- *D. Mitchell*
- *L. Purdie*
- *W. Richardson (Chair)*

**Others Present:**

- *Kim Winbush, Secretary, Central Pl. Bd.*
- *Mark G. Barksdale, P.P., Director, Office of Planning, Zoning & Sustainability*
- *Daniel F. Becht, Esq., Attorney for Central Pl. Bd.*
- *Maria Hernandez , Recorder*
- *John Barree, P.P., AICP, Consultant Planner for Central Pl.Bd.*

**1. CPB17-05**  
**Address:** 118-138 Washington Street, 44-56, New Street, 69-77 Halsey Street, 5-11 Linden Street  
**Block: 65 Lots: 3, 5-7, 11-17, 21-23, 30-34**  
**Description:** The applicant, Rutgers University is proposing a mixed-use development, Rutgers Honors Living and Learning Community, on the 1.65-acre site which is currently being used as a parking lot with some commercial and residential uses. The proposed building will consist of a multistory garage, residential facilities, academic spaces and over 35,000 sq. ft. of ground floor retail spaces  
**Applicant/Owner:** Rutgers University c/o Elizabeth Wanga  
**Courtesy Review**  
**Zone:** Living Downtown Redevelopment Plan **Ward:** Central  
**Architect/Engineer:** Jason Kruzwer PE; E2 Project Management, LLC  
**Variances:** N/A  
**Exhibits Marked into Evidence:** Site Plan  
**Questions or Concerns from the Public:** None  
**Motion made by Board Member Rodriguez and seconded by Board Member Witcher to approve the Courtesy Review of 118-138 Washington Street. / Motion carried 5-0.**

**2. CPB17-06**  
**Address:** 138-140 Pacific Street  
**Block: 949 Lot: 11**  
**Description:** The applicant is proposing a rehabilitation and addition to an existing 2-story building for a 5,105 sq. ft. early child care and learning center.  
**Applicant/Owner:** Church of Religion of God **Represented by:** Frank D. Angelastro, Esq.  
**Preliminary & Final Site Plan**  
**Zone:** MX-1 **Ward:** East  
**Architect/Engineer:** Rui Amaraj, R.A.  
**Variances:** Insufficient lot size; Insufficient rear yard setback; Excessive rear yard impervious coverage; Insufficient front façade transparency; Insufficient rear façade transparency; Insufficient non-street side transparency; Insufficient parking; Sign location  
**Exhibits Marked into Evidence:** Power Point Slides  
**Question from Director:** Danilo Parmegiana , Gave testimony regarding the day-to-day operation of the daycare center  
**Questions or Concerns from the Public:** Cynthia Mellon, Newark resident, concerned with lack of on-street parking and the trucks that are double parked on Pacific Street  
Drew Curtis, Newark Resident, concerned with how many trees the applicant will be planting on the site, but he approves of the project  
**Motion made by Board Member Motion made by Board Member Withcher and seconded by Board Member Rodriguez to approve the application of 138-140 Pacific Street with conditions recorded on record. The applicant agrees to comply with the CPB Staff report and the Engineering reports / Motion carried 3-2.**

**3. CPB17-10**  
**Address:** 507-543 Delancy Street  
**Block: 5042 Lot: 15.02**  
**Description:** The applicant is proposing a 416,193 sq. ft. truck terminal facility where cargo is loaded in containers and vans to be moved from the port facility and staged for transfer to tractor-trailers for delivery in and out of the port facility. 155 parking spaces for tractor-trailers, vans or containers are to be provided.  
**Applicant** 429 Delancy Associates, LLC **Represented by:** John H. Hague, Esq.  
**Preliminary & Final Site Plan**  
**Zone:** I-3 **Ward:** East  
**Architect/Engineer:** Joseph G. Jaworski , P.E., Dynamic Engineering Consultants, PC.

***Variances:*** *Insufficient Parking Lot Trees; Insufficient Parking Lot Landscaping; Insufficient Shade Trees; Excessive Fence Height; Excessive Driveway Width.*

***Exhibits Marked into Evidence:*** *Color aerial rendering ,Site Plan*

***Questions from the Owner/:*** *John Visceglia –testimony regarding the daily operation of the business*

***Questions or Concerns from the Public:*** *None*

***Motion made by Board Member Lockett and seconded by Board Member Ceola to approve the application of 507-543 Dalancy Street. Applicant agrees to comply with CPB Staff report and the Engineering reports, / Motion carried 5-0.***

***I. Memorialization of Resolutions:***

- 1. (Mulberry Commons Phase 1) & 2 Columbia St – CPB17-05***
- 2. Extension of Approval-75-91 Bruen St. & 132 Green St. –CPB12-50***
- 3. Extension of Approval – 109-119 Broad St.***

***II. Adjournment:***

***None***

***III. Motion to approve the CPB Minutes of April 10, 2017.***

***Motion by Board Member Rodriguez and seconded by Board Member Lockett***

***IV. Motion for a Extension of approval for 75-91 Bruen Street***

***Motion by Board Member Rodriguez and seconded by Board Member Ceola***

***V. Motion for a Extension of approval for 109-119 Broad Street***

***Motion by Board Member Ceola and seconded by Board Member Lockett***

***VI. Motion to adjourn the CPB Hearing of April 24, 2017, at 9:30 pm***

***Board Member Rodriguez and second by Board Member Lockett***

***VII. Next Central Planning Board Meeting is scheduled for May 08, 2017***