

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF May 08, 2017
COUNCIL CHAMBER
6:30 PM

Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday May 08, 2017.

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

ROLL CALL OF BOARD MEMBERS PRESENT:

- ***A. Amador***
- ***J. Celoa***
- ***M. Cooper***
- ***M. Lockett***
- ***D. Mitchell***
- ***P. Oliver (v.Chair)***
- ***L. Purdie***
- ***W. Richardson (Chair)***
- ***M. Rodriguez***
- ***K. Witcher***

Absent Board Members:

- ***A. Jurgelevicius***

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.***
- ***Walford Enniss, Recorder***
- ***John Barree, P.P., AICP, Consultant Planner for Central Pl.Bd.***

1. CPB17-12
Address: 27-29 Napoleon Street
Block: 996; Lot: 44 (proposed 44.01 and 44.02)
Description: The applicant is proposing to subdivide an existing lot (lot 44), which contains an existing two-family dwelling and a garage structure, into two separate lots, each measuring 25 feet by 85 feet (2,125 SF). The resultant lots will be designated as lot 44.01 and lot 44.02. An existing two-family is proposed to stay on one of the newly subdivided lots. The applicant proposes to demolish existing garage and on lot 44.02, construct a new 2,521 SF, 3-story, one-family dwelling.
Applicant/Owner: Antonio Victor Rocha Represented by: Fausto Simoes, Esq
Minor Subdivision Zone: R-3 Ward: East
Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC
Variances:
Lot 44.01: Insufficient Lot Size; Insufficient Side Yard; Insufficient Lot Area Per Dwelling Unit; Excessive Rear Yard Impervious Coverage; Insufficient Façade Transparency.
Lot 44.02: Insufficient Lot Size; Excessive Rear Yard Impervious Coverage; Insufficient Façade Transparency.
Exhibits Marked into Evidence: Site plan
Questions from the Owner: Christina Rocha, gave testimony regarding the renovation of the property
Questions or Concerns from the Public: None
Motion made by Board Member Amador and seconded by Board Member Ceola to approve the application of 27-29 Napoleon Street. The applicant agrees to comply with CPB Staff report item 1-2 / Motion carried 9-0.

2. CPB17-11
Address: 729-737 Broad Street
Block: 53; Lot: 49
Description: The applicant is proposing rehabilitation of an existing one and two story building totaling 68,747 sq. ft. for tenant fit out of Burlington Coat Factory.
Applicant/Owner: Sol Goldman & CDC Newark Associates, Partnership c/o Jenel Management Corp.
Represented by: Lisa A. John-Basta, Esq.
Preliminary & Final Site Plan
Zone: Living Downtown Redevelopment Plan Ward: Central
Architect/ Russell DeRosa AIA; The DeRosa Group, PC/Kevin Shelly, P.E.; Mid-Atlantic Engineering
Variances: Insufficient Façade Transparency.
Exhibits: Marked into Evidence: A1- Color rendering
Engineer: Kevin Shelly, Gave testimony regarding lighting, and parking
Question from Owner: Allen Eichbreg, Gave testimony regarding jobs, and full/ part time positions
Questions or Concerns from the Public: Christian Rodrigues, Newark resident concerned with wages/salary
Motion made by Board Member Rodriguez and seconded by Board Member Cooper to approve the application of 729-737 Broad Street, The applicant agrees to donate 10 trees to the City tree fund. The applicant agrees to comply with CPB Staff report item 1-2 and the Engineering report item 1-8 and Water & Sewer / Motion carried 9-0.

3. CPB17-09
Address: 558-568 Market Street & 49-51 Polk Street
Block: 1998 Lot: 3.01, 3.02, 3.03 & 7
Description: The applicant is proposing a new 5-story mixed-used building consisting of parking and retail space on the ground floor with 56 residential units on floors 2-5.
Applicant/Owner: Markpolk, LLC Represented by: Fausto Simoes, Esq.
Preliminary & Final Site Plan
Zone: Newark's River Public Access and Redevelopment Plan – MX-1 zone Ward: East
Architect/Engineer: Miguel Martin, Blackbird Group Architects LLC/ Adnan A. Khan; AWZ Engineering Inc.

Variances: *Insufficient Front Façade Stepback for the 3^d and 4th floors; Excessive Lot Coverage; Insufficient Primary Front Façade Transparency; Insufficient Commercial Space Façade Transparency.*

Exhibits Marked into Evidence: *A1- Color rendering, A2- Site plan, A3-Aerial photograph, A4- Photograph*

Engineering: *Adnan Khan, Gave testimony regarding lighting, parking, trees to be planted at site*

Traffic Engineering: *Craig Peregoy testimony regarding traffic around location of the site*

Principal Planner: *Katherine Gregory, gave testimony regarding the Variances*

Questions or Concerns from the Public: *Nancy Zak Newark resident- opposed the application full testimony recorded on record, Joseph Nardone Newark resident, opposed the application full testimony recorded on record*

Motion made by Board Member Oliver and seconded by Board Member Amador to approve the application of 558-568 Market Street & 49-51 Polk Street with conditions recorded on record. The applicant agrees to comply with CPB staff report item 1-6 and the Engineering report item 1-13 and Water & Sewer / Motion carried 9-0.

- 4. PROPOSED "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. Presentation given by Leann Hindenlang, regarding the Area in need of Redevelopment for the properties within the Doremus Avenue Study Area. Motion made by Board Member Mitchell and seconded by Board Member Purdie to approve the recommendation / Motion Carried 5-2-2.**

I. Memorialization of Resolutions:

- 1. 138-140 Pacific Street – CPB17-06**
- 2. 507-543 Delancy Street – CPB17-10**

II. Adjournment

None

III. Motion to approve the CPB Minutes of April 24, 2017.

Motion by Board Member Oliver and seconded by Board Member Witcher

IV. Next Central Planning Board Meeting is scheduled for May 22, 2017