

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF June 12, 2017
COUNCIL CHAMBER
6:30 PM

Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday June 12, 2017.

The meeting of the Central Planning Board was called to order at 6:30 pm by Chairman Wayne Richardson, by a reading of the "Open Public Meetings Act."

ROLL CALL OF BOARD MEMBERS PRESENT:

- ***A. Amador***
- ***J. Ceola***
- ***L. Cooper***
- ***M. Lockett***
- ***P. Oliver***
- ***L. Purdie*** †
- ***W. Richardson*** (Chair)
- ***M. Rodriguez*** †
- ***K. Witcher***

Absent Board Members:

- ***A. Jurgelevicius***
- ***D. Mitchell***

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. **PROPOSED RECONSIDERATION OF PREVIOUSLY APPROVED "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.**

Application adjourned to a Special CPB Hearing of July 06, 2017 at 7:00pm

2. **CPB17-14 6:46 PM**

Address: 209-221 Central Ave.; 11-21 Hoyt St.; 64-68 Sussex Ave.; 20-22 Lock St.

Block: 2835 ***Lot:*** 11, 14, 17-20, 23 & 30

Description: Consolidation and reconfiguration of eight (8) lots into two (2) lots – 23.01 and 23.02.

Applicant/Owner: CP-Lock Street, LLC and Claremont Properties, Inc./Newark Housing Authority and NJIT ***Represented by:*** Fausto Simoes, Esq.

Minor Subdivision

Zone: Broad Street Station Redevelopment Plan ***Ward:*** Central

Architect/Engineer: Mark Cifelli, PE, Matrix New World Engineering, PC

Variances: None.

Exhibits Marked into Evidence: A1- Site plan

Questions or Concerns from the Public: None

Motion made by Board Member Motion made by Board Member Lockett and seconded by Board Member Rodriguez to approve the application of 209-221 Central Avenue. The applicant agrees to comply with the staff report item 1, / Motion carried 8-0-1.

3. **CPB17-15 7:04 PM**

Address: 169-175 Miller St.

Block: 1195 ***Lot:*** 34

Description: Proposed interior and exterior modifications to an existing 6,982 sq. ft. two-story building for sales of windows and doors. A parking lot with six (6) spaces is also proposed on the side of the building.

Applicant/Owner: 35 Avenues A Holdings, LLC, Jay Harman, ***Represented by:*** Michael Oliveira, Esq.

Preliminary & Final Site Plan

Zone: I-1 ***Ward:*** East

Architect/Engineer: Robert G. Dooley Jr. RA / Paul Anderson PP, PE; ACS Anderson Consulting Services LLC

Variances: Insufficient Impervious Front Yard; Insufficient Rear Yard; Insufficient Side Yard Setback, Insufficient Ground Floor Height; Insufficient Building Transparency - Ground-Floor, Front Façade, Street Facing and Non-Street Facing Sides & Rear Facade; Insufficient Parking Spaces; Insufficient Bike Parking; Insufficient Landscaping; Insufficient Shade Trees; Excessive Fence Height

Exhibits Marked into Evidence: A1- 2 Color rendering, A2-Site plan

Questions or Concerns from the Public: None

Motion made by Board Member Purdie and seconded by Board Member Ceola to approve the application of 169-175 Miller Street. The applicant agrees to give a contribution of \$3000.00 to the City of Newark tree fund. The applicant agrees to comply with CPB Staff report items 1-6 and the Engineering reports items 1-13 / Motion carried 8-0.

I. Memorialization of Resolutions:

1. **205-219 Lafayette Street - CPB 17-17**
2. **155 Raymond Boulevard - CPB 16-12**
3. **712-736 Broadway - CPB-17-16**

II. Adjournment

1. **DOREMUS AVENUE AREA IN NEED OF REDEVELOPMENT INVESTIGATION STUDY AREA Adjourned to a Special Hearing of July 6, 2017**

III. Motion made to approve the CPB Minutes of May 22, 2017.

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

IV. Motion to adjourn the CPB Hearing of June 12, 2017, at 7:32 PM.

Motion by Board Member Purdie and seconded by Board Member Witcher

V. Next Central Planning Board Meeting is scheduled for June 26, 2017