

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF July 10, 2017
COUNCIL CHAMBER
6:30 PM

Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday July 10, 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:

- ***M. Cooper***
- ***D. Mitchell***
- ***P. Oliver (V.Chair)***
- ***W. Richardson (Chair)***
- ***M. Rodriguez***
- ***K. Witcher***

Absent Board Members:

- ***A. Amador***
- ***J. Ceola***
- ***A. Jurgelevicius***
- ***M. Lockett***
- ***L. Purdie***

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. **CPB17-29**
Address: 454-456 South 14th Street
Block: 330 **Lot:** 43
Description: The applicant is proposing a new three family home with a total floor area of 4260 sq.ft. on a 50' x 100' lot. The building footprint measures about 24' x 60'. **Preliminary & Final Site Plan**
Zone: R-3 **Ward:** West
Architect/Engineer: Jennifer Palermo, AIA; Parlermo/Edwards Architecture
Variations: Excessive rear yard impervious coverage; Insufficient building transparency for front façade; Insufficient building transparency for rear façade; Insufficient building transparency for side façade; Insufficient on-site trees; Excessive illumination at the property line.
Applicant/Owner: Jarid Jamar Construction, **Represented by:** Marsha Moore, Esq.
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 application of 454-456 South Board Street, The applicant agrees to comply with the Planning Staff report, Engineering Dept. report, and Water & Sewer Dept. report/ Motion carried 5-0.

2. **CPB17-18**
Address: 116 Washington St. and 58-60 New St.
Block: 65 **Lot:** 8 and 9
Description: The applicant is proposing to connect and expand the existing 1-story building and 3-story building into a three (3) story mixed-use commercial-residential building that will consist of 6 residential units with McGovern's Tavern occupying the entire ground floor.
Applicant/Owner: Celtic Property Management, LLC and 58 New Streets, LLC. **Represented by:** John McGovern, Esq.
Preliminary & Final Site Plan Zone: Living Downtown Redevelopment Plan
Ward: Central
Architect/Engineer: Russell DeRosa, R.A., The De Rosa Group, P.C.
Variations: Insufficient Lot Size; Insufficient Lot Width; Excessive Lighting at Entrance/Exit; Excessive Lighting at Pedestrian Walkway; Insufficient Transparency.
Exhibits Marked into Evidence: A1 Color rendering of the complete project A2- Site plan, A3 Aerial Photo, A4-Color photo of existing site condition
Engineering: John Ferrante, Gave testimony regarding modifications being done to project, and the applicant will comply with staff report
Questions or Concerns from the Public: None
Motion made by Board Member Mitchell and seconded by Board Member Witcher to approve the application of 116 Washington Street, The applicant agrees to comply with the Planning Staff report, Engineering Dept. report, and Water and Sewer Dept. report / Motion carried 6-0.

3. **CPB17-21**
Address: 350-358 Broad Street
Block: 450 **Lot:** 1, 3 & 29-36
Description: The applicant proposes consolidating the lots that are the subject of this application and then constructing a 2,555 square foot Taco Bell fast-food restaurant with a drive-through lane, parking, a dumpster enclosure, landscaping, and lighting.
Applicant/Owner: Muy Brands, LLC/Divya Properties, Inc. **Represented by:** Jennifer Mazaway, Esq.
Preliminary & Final Site Plan Zone: Broad Street Station Redevelopment Plan
Ward: Central

Architect/Engineer: R.L. Streker, P.E.; Bohler Engineering
Variances: Excessive Front Yard Setback; Nonconforming Side Yard Setback; Insufficient Building Height; Insufficient Façade Transparency; Excessive Sign Height; Prohibited Sign Type; Insufficient Yard Trees; Prohibited Parking Location; Excessive Lighting at Property Line.
Exhibits Marked into Evidence: A1-Site Plan, A2-Rendering of the completed project, A3-Aerial photo, A5-Color aerial photo of Clay St & Broad St
Engineering: Robert Streker, testimony regarding existing conditions, entering and exiting the driveway/ drive-thru, trash enclosure and the landscaping, lighting and Signage
Retail Site Selector: Robert Delia, Gave testimony regarding day to day operation of Taco Bell
Professional Planner: John McDonough, Gave testimony regarding an overview of the completed project and the variances
Questions or Concerns from the Public:
Roy Campbell, Newark resident, opposed the project
Tyler Tourville, Former resident of Newark, opposed the project,
Luis Prezeau, Director of Economic & Development of La Casa de Don Pedro, Opposed the project
Julia Gray, Newark resident opposed the project
Leon Schwartz Newark resident opposed the project
John Gustafson, Newark resident opposed the project
Motion made by Board Member Oliver and seconded by Board Member Mitchell to approve the application of 350-358 Broad Street, The applicant agrees to comply with the Planning Staff report, Engineering Dept. report, and Water and Sewer Dept. report. / Motion carried 5-1.

- I. **Memorialization of Resolutions:**
None
- II. **Adjournments**
None
- III. **Motion to approve the CPB Minutes of June 26, 2017.**
Motion by Board Member Rodriguez and seconded by Board Member Oliver
- IV. **Motion to adjourn the CPB Hearing of July 10, 2017, at 8:40 PM.**
Motion by Board Member Rodriguez
- V. **Next Regular Central Planning Board Meeting is scheduled for August 07, 2017.**