

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF July 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 July 24, 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.***
- ***Maria Hernandez, Recorder***
- ***Fred Heyer, P.P., AICP, Consultant Planner for Central Pl. Bd.***

1. CPB17-24 6:47PM
Address:27-29 Niagara Street
Block: 2036 **Lot:** 1, 14 &15
Description: The applicant is proposing interior modification to an existing Florist to create an additional commercial until for Beauty shop and office space. 4 Parking spaces provided.
Applicant/Owner: Santo Wholesale Florists, INC. **Represent by:** Fausto Simoes, Esq.
Preliminary & Final Site Plan Zone: MX-1 **Ward:** East
Architect/Engineer: Jose Gennaro, Jose Gennaro A.I.A., J
Variations: Insufficient rear and side yard setback; Insufficient minimum building transparency; Insufficient parking; Insufficient ground floor height; Excessive side yard; Excessive number of wall signs.
Exhibits Marked into Evidence: Site Plan
Questions or Concerns from the Public: None
Motion made by Board Member Purdie and seconded by Board Rodriguez to approve the application of 27-29 Niagara Street, The applicant agrees to comply with the Planning Staff report, Engineering Dept. report, and Water & Sewer Dept., report/ Motion carried 8-0.

2. CPB17-22 6:54 PM
Address: 58-64 East Kinney Street.
Block: 881 **Lot:** 28, 29, 30, 32 & 33
Description: The applicant is proposing a new 5-story residential/ commercial Building 35,632 sq. ft. with ground floor for retail, residential lobby and parking 24 residential unit proposed 16 two-bedrooms and 8 three- bedrooms, 15 parking spaces..
Applicant/Owner: ATS Development Group, LLC **Represent by:** Fausto Simoes, Esq.
Preliminary & Final Site Plan C Variance
Zone: C-2 **Ward:** Central
Architect/Engineer: Lorre A. Sciabarasi, Comoto Associates, P.C.
Variations: Insufficient minimum lot size; Insufficient minimum lot width; Insufficient parking.
Exhibits Marked into Evidence: Site Plan
Questions or Concerns from the Public: None
Motion made by Board Member Rodriguez and seconded by Board Member Purdie to approve the application of 58-64 East Kinney Street. Applicant agrees to comply with the Planning Staff report, Engineering Dept. report, and Water and Sewer Dept. report. / Motion carried 7-0-1.

3. CPB17-25 7:14PM
Address: 572-580 South 11th Street
Block: 313 **Lot:** 28.01, 28.02 & 28.03
Description: Applicant proposed 3-Family Unit 11,244.93 sq. ft., vacant lot
Applicant/Owner: JHTP Development, LLC/ Carlos
Preliminary & Final Site Plan Zone Kent/ Brenner Springfield Redevelopment
Ward: Central
Architect/Engineer: Daniel A. Rona, RA Artek Studio, LLC
Variations: Excessive lighting at the property line; Insufficient left side façade
Exhibits Marked into Evidence: Site plan
Questions or Concerns from the Public: None
Motion made by Board Member Ceola and seconded by Board Members Purdie to approve the application of 572-580 South 11th Street. The applicant agrees to comply with the Planning Staff report, Engineering Dept. report, and Water and Sewer Dept. report / Motion carried 8-0.

4. CPB17-26 7:26 PM
Address: 296-304/308-320 Mulberry Street / 12-14 Cottage Street, 22 Rear Cottage Street
Block: 878 & 879 **Lot:** 1, 14 & 15 (Block 878) and 1 (Block 879)
Description: Applicant proposed a new 6-story 296,268 sq. ft. mixed-use residential and commercial building with covered parking on the ground floor. The project proposed 252 residential units, 9,543 sq. ft. of retail space and 152 parking spaces.
Applicant/Owner: Scott Martin, Inc., 12-14 Cottage St. Associates, LLC, 320 Mulberry St. Associates, LLC. **Represent by:** Michael Oliveira, Esq.
Preliminary and Final Site Plan C Variances Zone: Living Downtown Redevelopment
Ward: East
Architect/Engineer: Russell DeRosa, The DeRosa Group, PC
Variances: Excessive Front Yard; Insufficient setback above 40' height; Excessive wall signage
Exhibits Marked into Evidence: Site Plan
Questions or Concerns from the Public: Carlos Raninando, Newark resident concerned with the number are parking spaces.
Motion made by Board Member Rodriguez and seconded by Board Member Ceola to approve the application of 396-304/308-320 Mulberry Street / 12-14 Cottage Street, 22 Rear Cottage Street. The applicant agrees to comply with the Planning Staff report, Engineering Dept. report, and Water and Sewer Dept. report, /Motion carried 8-0.

5. Recommendation to the Municipal Council pursuant to the resolution 7R2-G dated June 21, 2017 for proposed amendment to the Newark Zoning and Land Use Regulation for the creation of a new zoning district: MX-3 Mixed-Use Residential/Commercial (High Density).
Presentation given by, P.P., AICP, Consultant Planner for Central Pl. Bd.
Motion Made by Board Member Rodriguez and seconded by Board Member Cooper to refer the application to Newark City Council / Motion carried 8-0. 7:46 PM

- I. Memorialization of Resolutions:**
Extension Resolution - 212-240 Rome Street (f/k/a Berlin Street) 242-250 Rome Street CPB-14-12
Extension Resolution - 28-82 Barclay Street/ 1-55 Somerset St CPB-12-75
- II. Adjournment**
None
- III. Motion to adjourn the CPB Hearing of July 24, 2017 at 8:15 PM.**
Motion by Board Member Mitchell and seconded by Board Member Cooper
- IV. Next Central Planning Board Meeting is scheduled for August 7, 2017.**