

**MINUTES**  
**OF**  
**THE NEWARK CENTRAL PLANNING BOARD**  
**REGULAR PUBLIC HEARING OF AUGUST 21, 2017**  
**COUNCIL CHAMBER**  
**6:30 PM**

*Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday August 21, 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:**

- *J. Ceola*
- *M. Cooper*
- *M. Lockett*
- *D. Mitchell*
- *P. Oliver (Chair)*
- *L. Purdie*
- *M. Rodriguez*
- *K. Witcher*

**Absent Board Members:**

- *A. Amador*
- *A. Jurgelevicius*
- *W. Richardson*

**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*
- *Susan Brown, Zoning Officer, Department of Economic & Housing Development Office of Planning, Zoning*
- *Upendra Sapkota, AICP, LEED AP Acting Director, Department of Economic & Housing Development Office of Planning, Zoning & Sustainability*
- *& Sustainability*
- *John Barree, P.P., AICP, Consultant Planner for Central*

1. **CPB17-37 6:32PM**  
**Address:** 190-218 Muhammad Ali Ave.  
**Block:** 2575 **Lot:** 50  
**Description.** The applicant is proposing a change of use from a former school building to an office building to be used by the Newark Board of Education.  
**Applicant/Owner:** Paul Egu, Interim Executive Director of Facilities/ Newark Public Schools  
**Represent by:**  
**Courtesy Review Zone:** R-4 **Ward:** Central  
**Architect/Engineer:** Richard Westbrock, PE; LAN Associates, Engineering, Planning, Architecture, Surveying, Inc.  
**Variances:** N/A  
**Exhibits Marked into Evidence:** A1-Site Plan  
**Representative for Board of Education:** Louise Rosario gave testimony regarding the functions of facility and who would be occupying the facility  
**Questions or Concerns from the Public:** None  
**Motion made by Board Member Purdie and seconded by Board Member Rodriguez to approve the application of 190-218 Muhammad Ali Avenue. The applicant agrees to comply with Staff report items 1-4, and the Engineering report, Water and Sewer report item 1-10/ Motion carried 8-0**
2. **CPB17-28 6:42PM**  
**Address:** 718-720 Summer Avenue  
**Block:** 763 **Lot:** 12  
**Description.** Proposed Subdivision of lot 12 into lots 12.01 and 12.02. The applicant proposes to demolish the existing 2½-story building and construct two new two-family homes.  
**Applicant/Owner:** JBC Developers, LLC. **Represent by:** Fausto Simoes, Esq.  
**Minor Subdivision Zone:** R-3 **Ward:** North  
**Architect/Engineer:** Daniel A. Roma, AIA; Artek Studio, LLC  
**Variances:** Insufficient Lot Width (both lots); Excessive Maximum Lot Coverage (lot 12.02).  
**Exhibits Marked into Evidence:** A1-Site Plan A2- Rendering of the front of the building  
**Questions or Concerns from the Public:** None  
**Motion made by Board Member Board Member Ceola and seconded by Board Member Mitchell to approve the application of 718-720 Summer Avenue. The applicant agrees to comply with Staff report items 1-2 and the Surveyor comments / Motion carried 8-0.**
3. **CPB17-27 6:52 PM**  
**Address:** 223-225 Washington Street  
**Block:** 71 **Lot:** 32 and 33  
**Description:** The applicant is proposing a change of use for two existing 3-story commercial buildings into mixed-use residential/commercial buildings. Each building will have a 1 commercial use on the ground floor and 4 residential units above for a total of 2 commercial spaces and 8 residential units.  
**Applicant/Owner:** NTJB Andros, LLC. **Represent by:** Fausto Simoes, Esq.  
**Preliminary & Final Site Plan Zone** Living Downtown Redevelopment  
**Ward:** Central  
**Architect/Engineer:** Dave Robinson, RA, PP; SUAD-Studio for Urban Architecture Design  
**Variances:** Insufficient lot size; Insufficient shade trees; Insufficient setback; Insufficient front façade transparency.  
**Exhibits Marked into Evidence:** A1-Site Plan  
**Questions or Concerns from the Public:** None  
**Motion made by Board Member Rodriguez and seconded by Board Cooper to approve the application of 223-225 Washington Street. The applicant agrees to comply with the Staff**

**report item 1-6, and the Engineering report item 1-5 and Water and Sewer report / Motion carried 7-1.**

**4. CPB17-32 7:06PM**

**Address:** 1424-1430 McCarter Highway

**Block:** 520 **Lot:** 1.02

**Description:** The applicant is proposing a `` automobile warehouse distribution center on a vacant site formerly used as an automobile repairing/ towing service

**Applicant/Owner:** Goal Investments, LLC-Andres Fernandez **Represent by:** Adam J. Faiella, Esq.

**Preliminary & Final Site Plan**

**Zone:** Newark Riverfront Public Access and RDV-MX Ward: North

**Architect/Engineer:** Brian Grant, PE; Grant Engineering & Construction Group, LLC

**Variances:** Insufficient building height; Insufficient side yard setback; Insufficient street trees; Insufficient lighting; Excessive free-standing light height; Excessive front yard setback; Non permitted fence type.

**Exhibits Marked into Evidence:** Site Plan

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

**Motion made by Board Member Rodriguez and seconded by Mitchell to approve to the application of 1424-1430 McCarter Highway with conditions that the applicant work with the Planning staff regarding the number of trees to be donated to the City's tree fund. The application agrees to comply with Staff report and the Engineering report, Water and Sewer report / Motion carried 6-2-0.**

- I. Memorialization of Resolutions:  
203-221 Meeker Avenue CPB-16-41**
- II. Adjournment**
- III. Motion to approve the CPB Minutes of July 24, 2017.  
Motion by Board Member Rodriguez and seconded by Board Member Purdie**
- IV. Motion to adjourn the CPB Hearing of August 21, 2017, at 7:53 pm.**
- V. Next Central Planning Board Meeting is scheduled for September 11, 2017**