

**MINUTES**  
**OF**  
**THE NEWARK CENTRAL PLANNING BOARD**  
**REGULAR PUBLIC HEARING OF AUGUST 07, 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 07, 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. Lockett***
- ***D. Mitchell***
- ***P. Oliver (Chair)***
- ***L. Purdie***
- ***W. Richardson (Chair)***
- ***M. Rodriguez***
- ***K. Witcher***

**Absent Board Members:**

- ***A. Amador***
- ***M. Cooper***
- ***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 Ennis, Recorder***
- ***John Barree, P.P., AICP, Consultant Planner for Central***

1. Recommendation to the governing body that the property (Block 957, Lot 12-202-212 Oliver Street and 273-283 East Kinney Street) Set forth in the Planning Board's preliminary investigation and report to be determined, or to be not determined an "arear in need of redevelopment" **6:40PM**  
**Motion made by Board Member Rodriguez and seconded by Board Member Witcher to approve the recommendation to determine an arear is in need of redevelopment / Motion carried 8-0**

2. Proposed first amendment to the Newark's River: Public Access and Redevelopment Plan. Bounded on the north at Delavan Avenue, on the west by McCarter Highway, on the south by Raymond Boulevard, on the east by Chapel Street, and on the east by the Passaic River. **6:45PM**  
**Motion made by Board Member Lockett and second by Board Member Mitchell to approve the First Amendment to the Newark River, Public Access / Motion carried 6-1.**

3. **CPB17-23 6:45 PM**  
**Address:** 391-505 Delancy Street  
**Block:** 5042 **Lot:** 15.01  
**Description:** The applicant is proposing a 661,741 square feet warehouse with 112 loading docks, 118 trailer parking spaces and 303 car parking spaces.  
**Applicant/Owner:** Bridge Delancy, LLC  
**Preliminary & Final Site Plan**  
**Zone:** 1-3 **Ward:** East  
**Architect/Engineer:** Richard Burrow; Langan Engineering & Environmental Services  
**Variances:** Excessive Lot Coverage; Excessive Fence Height; Excessive Light Pole Height; Excessive Number of Monument Signs; Excessive Impervious Front Yard Coverage; Excessive Impervious Rear Yard Coverage; Insufficient Parking Lot Trees; Insufficient Parking Lot Tree Shade.

**APPLICATION ADJOURNED TO CPB HEARING OF SEPTEMBER 11, 2017**

4. **CPB16-41 6:45PM**  
**Address:** 203-221 Meeker Avenue  
**Block:** 3546.01 **Lot:** 1  
**Description:** The application is for Final Site Plan approval for a project which was previously granted Preliminary Site Plan approval on 11/7/16. The project consists of renovating and rehabilitating the existing 25 story vacant high-rise residential building (formerly known as Carmel Towers) which appears to be in disrepair. The building comprises +208,154 square feet and consists of 216 units.  
**Applicant/Owner:** Essex Lake Associates, LLC. **Represented by:** Jennifer Mazawey, Esq.  
**Final Site Plan Zone:** R-6 **Ward:** South  
**Architect/Engineer:** Stephen L. Schwartz; Dynamic Engineering/Mancini Duffy  
**Variances:** N/A – all variances were granted as part of preliminary site plan approval  
**Exhibits Marked into Evidence:** Site Plan  
**Questions or Concerns from the Public:** Drew Curtis, Resident concerns if Section 8 voucher will be accepted once the project is completed  
**Motion made by Board Member Purdie and seconded by Board Member Oliver to approve the application of 203-221 Meeker Avenue. The application agrees to comply with Planning Staff report, Engineering Dept. report and Water and Sewer Report. The application agrees to donate 12 trees to City tree fund /Motion carry 8-0.**

- 5. CPB17-07 7:01PM**  
**Address:** 1300-1346 McCarter Highway  
**Block:** 445 **Lot:** 1 and 37  
**Description:** The applicant is proposing a 5,051 square feet Wawa 24-hour convenience store with 58 parking spaces and a gas station with 16 pumps on a 2.483-acre site. **Applicant/Owner:** Tonymar, LLC  
**Represented by:** Michael Oliveria Esq.  
**Preliminary & Final Site Plan Zone:** Newark River's Public Access and Redevelopment Plan  
**Ward:** Central  
**Architect/Engineer:** Michael F. Gallagher, P.E.; Maser Consulting  
**Variances:** Excessive Front Yard; Insufficient Building Height; Excessive Monument Sign Area; Excessive Monument Sign Height.  
**Motion made by Board Member Ceola and seconded by Board Member Purdie, to approve the Adjournment of 1300-1346 McCarter Highway to the CPB Hearing of September 11, 2017 / Motion carried 7-0.**

**I. Memorialization of Resolutions:**

**None**

**II. Adjournment**

**391-505 Delancy Street- CPB17-23**  
**1300-1346 McCarter Highway-CPB17-07**

**III. Next Central Planning Board Hearing is schedule August 21, 2017.**