

**MINUTES**  
**OF**  
**THE NEWARK CENTRAL PLANNING BOARD**  
**REGULAR PUBLIC HEARING OF September 11, 2017**  
**COUNCIL CHAMBER**  
**6:30 PM**

*Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday September 11, 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 (V. Chair)*
- *W. Richardson (Chair)*
- *M. Rodriguez*
- *K. Witcher*

**Absent Board Members:**

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

1. **CPB17-07**  
**Address:** 1300-1346 McCarter Highway  
**Block:** 445 **Lots:** 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  
**Preliminary Site Plan, Conditional Use & C-Variance**  
**Zone:** Newark River's Public Access and Redevelopment Plan **Ward:** Central  
**Architect/Engineer:** Michael F. Gallagher, P.E.; Maser Consulting  
**Variations:** Excessive Front Yard; Insufficient Building Height; Excessive Monument Sign Area; Excessive Monument Sign Height.

**APPLICATION ADJOURN TO CPB HEARING OF SEPTEMBER 25, 2017.**

2. **CPB17-23**  
**Address:** 391-505 Delancy Street  
**Block:** 5042 **Lot:** 15.01  
**Description:** The applicant is proposing a 661,741-sq. ft. industrial warehouse with 112 loading docks, 118 trailer spaces and 303 car spaces.  
**Applicant/Owner:** Bridge Delancy, LLC  
**Preliminary & Final Site Plan**  
**Zone:** I-3 **Ward:** East  
**Architect/Engineer:** Richard Burrow; Langan Engineering & Environmental Services  
**Variations:** 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 ADJOURN TO CPB HEARING OF OCTOBER 30, 2017.**

3. **CPB17-31**  
**Address:** 308 Mount Pleasant Avenue  
**Block:** 447 **Lots:** 49  
**Description:** The applicant proposed renovation of an existing office/warehouse into a coffee roasting and packing facility with accessory. Proposed use of a small retail section in the existing 1,280 sq. ft. 1-story building.  
**Applicant/Owner:** Daniel Cordier  
**Preliminary & Final Site Plan Zone** Living Downtown Redevelopment **Ward:** Central  
**Architect/Engineer:** Jacob Solomon; Architect, LLC  
**Variations:** Insufficient building transparency; Insufficient building transparency for the front and non-street facing wall; Insufficient building height.  
**Exhibits Marked into Evidence:** A1-Site Plan  
**Owner:** Richard Seidenberg, gave testimony regarding hours of operation and the numbers of employee, garbage disposal.  
**Questions or Concerns from the Public:** Lisa Gray concerned if the chain link fence will be replaced with raw iron fencing, and the hours of operations  
**Motion made by Board Member Board Member Lockett and second by Board Member Oliver to approve the application of 308 Mount Pleasant Avenue with conditions. The applicant agrees to comply with Staff report items 1-12, and the Engineering report 1-13 / Motion carried 8-0.**

4. **CPB17-33**  
**Address:** 37-45 Tompkins Point Road  
**Block:** 1150 **Lot:** 10 and 20

**Description:** Minor Subdivision between lot 10 and lot 20. The applicant proposed to alter the lot line on the north-east corner a portion of the lot line of existing lot 10 and add the portion to existing lot 20. Block 1150 proposed lots 10.01 will be 238,957 sq. ft. and lot 20.01 will be 70,329 sq. ft.

**Applicant/Owner:** Tompkins Point Industrial Park, LLC.

**Minor Subdivision**

**Zone:** I-2 Ward:

**Architect/Engineer:** Richard T. Watson; Borrie, McDonald & Watson (Surveyors)

**Variances:** Excessive Rear Yard Coverage

**Exhibits Marked into Evidence:** Site Plan

**Professional License Land Surveyors:** Richard Watson gave testimony regarding subdivision

**Owner of Property:** Victor Vitolli, gave testimony regarding sale of property to Shamrock Technologies

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

**Motion made by Board Member Ceola and seconded by Board Member Rodriguez to approve the application of 37-45 Tompkins Point Road. Applicant agrees to comply with Staff report items 1-2, and the Engineering report, / Motion carried 8-0.**

**5. CPB17-36**

**Address:** 191-203 Bergen Street & 206 – 210 Camden Street

**Block:** 1150 **Lot:** 10 & 20

**Description:** Changing use of an existing 3-story building from a training center facility into a private/charter high school.

**Applicant/Owner:** New Community Employment and Training Urban Renewal Corp.

**Preliminary and Final Site**

**Zone:** R-4 Ward: Central

**Architect/Engineer:** Francisco Melendez, AIA, LEED AP; NettaArchitects

**Variances:** Exceeding maximum front yard setback; Insufficient rear yard setback; Exceeding maximum impervious rear yard coverage

**Exhibits Marked into Evidence:** A1- Site Plan, A2 color elevation of the completed project

**Representative for applicant:** Robert Clark, gave testimony regarding hours school will be open, how many students will be attending the school, total number of class room provided, type of training provided

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

**Motion made by Board Member Rodriguez and seconded by Board Member Oliver to approve the application of 191-203 Bergen Street & 210 Camden Street, with conditions. The applicant agrees to comply with the Staff report item 1-4. and the Engineering reports / Motion carried 7-0-1.**

**I. Memorialization of Resolutions:**

1. **223-225 Washington Street CPB17-27**
2. **718-720 Summer Avenue CPB17-28**
3. **1424-1430 McCarter Highway CPB17-32**
4. **190-218 Muhammad Ali Avenue CPB17-37**

**II. Adjournment:**

1. **1300-1346 McCarter Highway- CPB17-07**
2. **391-505 Delancy Street-CPB17-23**

**III. Motion to approve the CPB Minutes August 07, 2017.**

**Motion made by Board Member Rodriguez seconded by Board Member Oliver**

**IV. Motion to adjourn the CPB Hearing of September 11, 2017, at**

**Motion by Board Member Rodriguez and seconded by Board Member Oliver**

**V. Next Central Planning Board Meeting is scheduled for September 25, 20**