

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF May 22, 2017
COUNCIL CHAMBER
6:30 PM

Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday, May 22, 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 (v.chair)***
- ***L. Purdie***
- ***W. Richardson (Chair)***
- ***M. Rodriguez***
- ***K. Witcher***

Absent Board Members:

- ***A. Amador***
- ***L. 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 Enniss, Recorder***
- ***John Barree, P.P., AICP, Consultant Planner for Central Pl. Bd.***

1. CPB17-17 6:36 pm
Address: 205-219 Lafayette Street
Block: 186 **Lot:** 35
Description: Proposed development of the 0.5-acre paved area behind Lafayette Street School as a schoolyard.
Applicant/Owner: The Trust for Public Land/Newark Public Schools **Represented by:** Jane Kim, Esq.
Courtesy Review
Zone: MX-1 Mixed Use, Residential/Commercial **Ward:** East
Architect/Engineer: David Juzmeski, P.E., P.P.; Neglia Engineering Associates
Variations: N/A
Exhibits Marked into Evidence: A1-Site plan, A2- color rendering of the completed project
Engineering: Bryant Intindola P.E; Neglia Engineering Associates, Gave presentation regrading school playground
Questions or Concerns from the Public: None
Motion made by Board Member Rodriguez and seconded by Board Member Purdie to approve the Courtesy review of 205 -219 Lafayette Street. The applicant agrees to comply with CPB Staff report item 1, Engineering report items 1-6, / Motion carried 9-0.

2. CPB16-12 6:40 pm
Address: 155 Raymond Boulevard
Block: 5000 **Lots:** 40, 42, 50 & 50.01
Description: Proposed Final Site Plan approval for upgrades to an existing power generating facility and switching station. Previously the Board granted Preliminary and Final Site Plan approval for Phase 1A and Preliminary Site Plan approval for Phases 1B-3 on 4/18/16.
Applicant/Owner: Robert McCarthy, Licensing Project Manager/Public Service Electric and Gas Company
Represented by: Glenn C. Kienz, Esq.
Final Site Plan Only Zone: I-3 Heavy Industrial **Ward:** East
Architect/Engineer: Jared Augustine, PE, Burns & McDonnell
Variations: None. All variations were granted as part of preliminary approval.
Exhibits Marked into Evidence: A1- Site plan
Questions or Concerns from the Public: None
Motion made by Board Member Ceola and seconded by Board Member Rodriguez to approve the application of 155 Raymond Blvd, The applicant agrees to comply with CPB Staff report item 1, and the Engineering report, and Water & Sewer / Motion carried 8-0.

3. CPB17-11 6:56 pm
Address: 712-736 Broadway
Block: 766; **Lot:** 1
Description: Proposed subdivision of an existing lot (Block 766, lot 1), which contains one small and one large one-story commercial building, into two separate lots. The resulting lots will be designated as lot 1.01 (11,616 SF) and lot 1.02 (19,462 SF). The eastern portion, approximately 21ft from the eastern edge of the existing large commercial building will be demolished and the remainder of the commercial building is proposed to stay on one of the newly subdivided lots (Lot 1.02). The applicant proposes to demolish the existing small commercial building and on lot 44.01 and construct a new 2,550 SF detached commercial building for a 7-Eleven.
Applicant/Owner: RPW Urban Renewal Corp **Represented by:** Marsha Moore, Esq.
Insufficient Shade Trees; Insufficient Yard Trees; Insufficient Parking Lot Landscaping; Insufficient Parking Lot Tree Cover; Excessive Parking Lot Lighting
Architect: Daniel A. Roma RA; Artek Studio, LLC
Exhibits Marked into Evidence: A1- Color rendering, A2- Vehicle Circulation plan A3-Site plan
Engineering: Bryant Intindola P.E; Neglia Engineering Associates, Gave testimony regarding variations
Questions or Concerns from the Public: None

Motion made by Board Member Rodriguez and seconded by Board Member Ceola to approve the application of 712-736 Broadway. The applicant agrees to donate to the City of Newark tree fund. The applicant agrees to comply with CPB Staff report item 1-8, and the Engineering report items 1-21, and Water & sewer / Motion carried 8-0.

I. Memorialization of Resolutions:

- 1. 27-29 Napoleon Street –CPB17-12***
- 2. 729-737 Broad Street –CPB17-11***
- 3. 558-568 Market Street- CPB17-09***
- 4. Extension of Approval –279-281 Halsey St.; 336-340 Washington St.; 6-10 Pearl St.; 12-16 Pearl St. – CPB12-77***
- 5. Extension of Approval – The Prudential Insurance Company of America – CPB12-43***

**II. Adjournments
None**

**III. Motions to approve the CPB Minutes of May 8, 2017.
*Motion by Board Member Ceola and seconded by Board Member Witcher***

**IV. Motion to adjourn the CPB hearing of May 22, 2017 at 7:42 pm.
*Motion by Board Member Purdie seconded by Board Member Rodriguez***

V. Next Central Planning Board Meeting is scheduled for **June 12, 2017**