

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF JANUARY 09, 2016
COUNCIL CHAMBER
6:30 PM

Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday December 19, 2016.

The meeting of the Central Planning Board was called to order at 6:30 pm by Chairman Richardson by a reading of the "Open Public Meetings Act."

ROLL CALL OF BOARD MEMBERS PRESENT:

- ***W. Richardson (Chair)***
- ***D. Mitchell***
- ***M. Cooper***
- ***M. Lockett***
- ***P. Oliver***
- ***L. Purdie***
- ***K. Witcher***

Absent Board Members:

- ***A. Amador***
- ***A. Jurgelevicius***
- ***M. Rodriguez***

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. CPB16-57 6:49 PM
Address: 110-118 Poinier Street
Blocks:2755, 2780, Lots: 48 & 50
Description: The applicant is proposing 4,855 sq. ft. of warehouse/storage/distribution of grain-feed on 43,680 sq. ft. of the existing vacant impervious portion of the property. Subject to Environmental Commission's Review.
Applicant/Owner: The DeLong Co., Inc./ Consolidated Rail Corporation **Represented by:** Patrick Ascolese, Esq.
Preliminary & Final Site Plan Zone: I-1 – First Industrial Zone **Ward:** South
Professional Engineer: William R. Vogt Jr. NJPE; L2A Land Design, LLC
Variations: Excessive Front Yard Setback; Insufficient Side Yard Setback; Excessive Impervious Front Yard; Excessive Impervious Rear Yard; Insufficient Parking Lot Trees; Insufficient Parking Lot Tree Cover; Insufficient Front Yard Trees; Insufficient Shade Trees; Excessive Fence Height.
Exhibits Marked into Evidence: A1- Site Plans, A2 Area photo of site, A3 Color depiction
Questions or Concerns from the Public: None
Motion made by Board Member Board Member Purdie and seconded by Board Member Mitchell to approve the application of 110-118 Poinier Street, with conditions. The applicant agrees to donate 12 trees to City tree fund, The applicant agrees to comply with Staff report items 1-3, and the Engineer report item 1, Water and Sewer / Motion carried 6-0.

2. CPB16-58 7:09 PM
Address: 256 Ferry Street
Block: 1995 Lot: 19
Description: The applicant is proposing conversion of an existing two-family home to a commercial use on the ground floor with one residential unit above. **Applicant/Owner:** Joao & Pamela Justiniano **Represented by:** William Agriat, Esq.
Preliminary & Final Site Plan Zone: C-2 – Community Commercial Zone **Ward:** East
Architect/Engineer: Ana Sousa Architect; Ana Sousa
Variations: Insufficient Lot Size; Insufficient Lot Width; Insufficient Ground Floor Height; Excessive Side Yard; Excessive Rear Yard Impervious Area; Insufficient Façade Transparency; Excessive Lighting at Property Line.
Exhibits Marked into Evidence: A1 Site plan
Questions or Concerns from the Public: None
Motion made by Board Member Cooper and seconded by Board Member Witcher to approve the application of 256 Ferry Street, with conditions. The applicant agrees to comply with the CPB staff report item 1, and the Engineering Dept. report items, 1, Water and Sewer Dept. / Motion carried 7-0.

3. CPB16-62 6:36 PM
Address: 525-545 West Market Street/ 2-14 Myrtle Avenue / 399 Sussex Avenue
Block: 1891.01 Lot: 26-30, 34, 36 & 56
Description: Proposed new patrol headquarters building for the Essex County Sheriff's Office.
Applicant/Owner: County of Essex **Represented by:** Mark L. Fleder, Esq.
Courtesy Review
Zone: R-3 and MX-1 **Ward:** West
Architect: Darrell F. Alvarez Comito Associates PC.
Variances: N/A
Exhibits Marked into Evidence: A1 Site Plan, A2 Color rendering, A3 Color rendering of Myrtle Ave view
Professional testimony by: Lieutenant Ryan regarding location of current facility
Motion made by Board Member Cooper and seconded by Board Member Lockett to approve the Courtesy review of 545 West Market Street, 2-14 Myrtle Ave, 399 Sussex Ave The applicant agrees to comply with the CPB staff report item, 1, and the Engineering report items, 1-17, Water and Sewer Dept. / Motion carried 6-0.

4. CPB16-60 7:18 PM
Address: 269-279 Ferry Street
Block: 2040 Lot: 1
Description: The applicant is proposing to add two (2) additional commercial spaces on the southern end of an existing commercial building to increase the total number of tenants from seven (7) to nine (9). Some changes to the parking lot and circulation are also proposed as a result of the addition. **Applicant/Owner:** Ironbound Plaza Urban Renewal Association, LLC.
Represented by: Linda M. Herlihy, Esq.
Preliminary & Final Site Plan
Zone: C-2 – Community Commercial Zone **Ward:** East
Architect: Lousi Brandt AIA Architect / Brandford A. Bohler, P.E.; Bohler Engineering
Variances: Insufficient Building Height; Excessive Front Yard; Excessive Side Yard; Excessive Front Yard Impervious Area; Insufficient Façade Transparency; Insufficient Shade Trees; Insufficient Landscaping; Insufficient Screening; Excessive Number of Signs
Exhibits Marked into Evidence:
Professional Engineer: Jeff Dean, gave testimony regarding variances and the loss of parking spaces
Professional Planner: Michael Pessolano, gave testimony regarding project and how it would be plus for the City of Newark
Traffic Engineer: Corey Chase, gave testimony regarding traffic studies
Questions or Concerns from the Public: Rodney Davis, Newark resident concerns with the traffic and parking in congested area of the city
Motion made by Board Member Cooper and seconded by Board Member Purdie to approve the application of 269-279 Ferry Street, with conditions. The applicant agrees to comply with the CPB staff report items, 1-5, and the Engineering report items, 1-17, Water and Sewer Dept. / Motion carried 7-0.

- I. Memorialization of Resolutions:**
- 1. 98-126 Edison Place – CPB16-61**
 - 2. 110-118 Poinier Street – CPB16-57**
- II. Adjournment:**
None
- III. Motion to approve the CPB Minutes of January 09, 2017.**
Motion by Board Member Oliver seconded by Board Member Purdie
- IV. Motion to adjourn the CPB Hearing of January 09, 2017 at 8:04pm.**
Motion by Board Member Purdie and seconded by Board Member Lockett
- V. Next Central Planning Board Meeting is scheduled for January 23, 2017**