

**MINUTES**  
**OF**  
**THE NEWARK CENTRAL PLANNING BOARD**  
**REGULAR PUBLIC HEARING OF February 06 , 2017**  
**COUNCIL CHAMBER**  
**6:30 PM**

***Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday February 06, 2017.***

***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***
- ***J. Celoa***
- ***M. Cooper***
- ***M. Lockett***
- ***P. Oliver (V. Chair)***
- ***L. Purdie***
- ***M. Rodriguez***
- ***K. Witcher***

**Absent Board Members:**

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

**1. CPB16-64 6:33 PM**  
**Address: 241 Adam Street**  
**Block: 958 Lot: 34**  
**Description:** The applicant is proposing an addition of approximately 1,050 square feet of attic space above the second story apartment in the existing structure.  
**Applicant/Owner:** Amandio Silva **Represented by:** Fausto Simoes, Esq, Simoes & Associates PC.  
**Preliminary & Final Site Plan Zone:** MX—1 Mixed Use **Ward:** East  
**Architect/Engineer:** Paulo J.M. Dantas, RA  
**Variances:** Insufficient Lot Size; Insufficient Lot Width; Insufficient Side Yard; Excessive Building Coverage; Insufficient Ground Floor Height; Insufficient Façade Transparency  
**Exhibits Marked into Evidence:** A1 Site plan, A2- depiction of the existing building  
**Questions or Concerns from the Public:** None  
**Motion made by Board Member Purdie and seconded by Board Member Oliver to approve the application of 241 Adam Street, with conditions. The applicant agrees to comply with Staff report items 1-5 and the Engineering report items 1-6, Water and Sewer / Motion carried 9-0.**

**2. CPB16-59 6:42 PM**  
**Address: 2 Columbia Street /93-115 Lafayette Street, 713-721 & 723-733 McCarter Highway**  
**Block: 167 Lots: 10.01 & 10.02 Block: 168 Lots: 1.01 & 1.02**  
**Description:** The applicant is proposing a surface parking lot for 560 valet parking spaces. **Applicant/Owner:** ERDA One, LLC, **Represented by:** Jennifer Mazawey, Esq Gonova Genova Burns, LLC.  
**Preliminary & Final Site Plan**  
**Zone:** Downtown Core District Redevelopment Area **Ward:** East  
**Architect/Engineer:** Leonard D. Savino, P.E. Langan Engineering & Environmental Services  
**Variances:** Freestanding Signs, Insufficient Landscape Area; Excessive Fence Height Insufficient Street Trees, Insufficient On-Site Trees, Excessive Lighting.  
**Exhibits Marked into Evidence:** A1 Site Plan  
**Witness for the Applicant:** Anthony Borelli VP of Planning & Development, gave testimony regarding number of parking spaces , how many employee will be hired at the location and time of operation  
**Professional Engineer:** Leonard D. Savino, Gave -testimony regarding lighting, signage, and the amount of trees to be planted  
**Professional Planner:** Greg Woodruff , Gave testimony regarding variances, landscaping, and the fence and wall height around the parking lot  
**Questions or Concerns from the Public:** Felicia Austin –Singleton, Newark resident concerned whether the developer will be give back to the community  
Megan Chambers, Workers United , concerns are: how long will it be until completion of the project and will the project have any impact on the other businesses in the area  
Madelynn Ruiz, Newark resident, opposes the project, she feels City of Newark has enough surface parking lots  
**Motion made by Board Member Cooper and seconded by Board Member Ceola to approve the application of 2 Columbia Street with conditions. The applicant agrees to donate to the City's tree fund. The application agrees to comply with CPB staff report items 1-3 and the Engineering report, Water and Sewer /**

<b><i>Motion carried 7-2.</i></b>
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***I. Memorialization of Resolutions:***

- 1. 45-53 William Street – CPB16-63***

***II. Adjournment:***

***None***

***III. Motion to approve the CPB Minutes of January 23, 2017.***

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

***IV. Motion to adjourn the CPB Hearing of February 06, 2017 at 7:40 pm***

***Motion by Board Member Lockett, seconded by Board Member Purdie***

***V. Next Central Planning Board Meeting is scheduled for February 27, 2017***