

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF February 27, 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 27, 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. Purdle***
- ***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.***
- ***Walford Enniss, Recorder***
- ***John Barree, P.P., AICP, Consultant Planner for Central Pl. Bd.***

1. CPB17-01 6:43 PM
Address: 494 Market Street
Block: 2002 Lot: 5
Description: The applicant proposes to convert the existing first floor retail space into a two-bedroom residential unit. The alterations to the building are limited to some minor interior reconfiguration on the first floor and the removal of the existing separate entrance for the retail.
Applicant/Owner: Costa, Francisco & Maria Isabel **Represented by:** Fausto Simoes. Esq, Simoes & Associates PC
Preliminary & Final Site Plan
Zone Newark River Public Access and Redevelopment Plan **Ward:** East
Architect/Engineer: Daniel A. Roma, RA; Artek Studio, LLC
Variations: Excessive Lighting at Entrance
Exhibits Marked into Evidence: A1- Site Plan
Questions or Concerns from the Public: None
Motion made by Board Member Ceola seconded by Board Member Rodriguez to approve the application of 494 Market Street. The application agrees to comply with staff report item 1-3, and Engineering report items 1-2, Water and Sewer / Motion carried 7-0.

2. CPB16-65 6:49PM
Address: 312-314 Mt Prospect Avenue
Block: 558 Lot: 6
Description: The applicant is proposing the rehabilitation of an existing structure and a rear yard addition consisting of approximately 10,140 square feet. The total building area, including the addition and the basement will be 29,724 square feet. The entire structure will consist of twenty-four (24) apartment units; of which twelve (12) will be 1 bedroom and twelve (12) will be 2 bedroom units.
Applicant/Owner: IBN Construction Corporation **Represented by:** Fausto Simoes. Esq, Simoes & Associates PC
Preliminary & Final Site Plan Zone: R-5 **Ward:** North
Architect/Engineer: Martha Brazoban, AIA; M.B. Architectural Design and Consulting, LLC
Variations: Insufficient Lot Size; Insufficient Lot Width; Non-Conforming Side Yard; Insufficient Rear Yard; Excessive Lot Coverage by Buildings; Insufficient Façade Transparency; Insufficient Parking; Excessive Fence Height
Exhibits Marked into Evidence: A1-Color photo of the existing condition of location, A2 – enlarged rendering of the proposed renovation, A3-Site Plan
Questions or Concerns from the Public: None
Motion made by Board Member Rodriguez and seconded by Board Member Cooper to approve the application of 312-314 Mt Prospect Ave with condition. The applicant agrees to comply with the Staff report items 1-5, and the Engineering report items 1-3, and Water & Sewer / Motion carried 6-0.

3. **CPB17-02 7:13 PM**
Address: 1-39 Ruggiero Plaza
Block: 455 **Lots:** 1
Description: The applicant is proposing to expand the existing surface parking lot for St. Lucy's Church in the northern portion of the lot along 7th Ave. A total of 37 new parking spaces will be created as a result of the proposed development.
Applicant/Owner: St. Lucy Church **Represented by:** Lawrence P. Cohen, Esq; Lavery, Selvaggi, Abromitis & Cohen, PC.
Preliminary & Final Site Plan Zone: R-3 **Ward:** North
Architect/Engineer: Michael J. Neglia, PE, PLS, PP; Neglia Engineering Associates
Variances: Excessive Lot Coverage; Inadequate Parking Space; Insufficient Parking Lot Landscaping; 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 Plan
Questions or Concerns from the Public: None
Professional Engineer: Brian Intindola, PE, Gave testimony regarding the over view of the project, The applicant agrees to contact the Planning Board Staff to discuss the type of trees to plant around the location.
Motion made by Board Member Rodrigues and seconded by Board Member Cooper to approve the application of 1-39 Ruggiero Plaza with conditions. The applicant agrees to comply with the Staff report items 1-2, and the Engineering report items 1-2, Water & Sewer report. / Motion carried 6-0.

4. **CPB17-03 6:42 PM**
Address: 383-385 Chestnut Street
Block: 1128 **Lots:** 1
Description: The applicant is proposing to expand the existing restaurant/bar by rehabilitating the existing two-story building and constructing a small two-story addition in the space between the buildings. A total of +/- 825 sq. ft. of additional floor area will be added as a result of the proposed addition.
Applicant/Owner: FKJ Realty Holding, LLC
Preliminary & Final Site Plan Zone: East **Ward:** MX-1
Architect/Engineer: Jose Gennaro , AIA
Variances: Insufficient rear yard; Excessive lot coverage; Insufficient parking; Maximum impervious rear yard; Insufficient building transparency (street facing side); Active ground floor minimum height.

APPLICATION ADJOUNED TO CPB HEARING OF MARCH 13, 2017

- I. Memorialization of Resolutions:**
- 1. 241 Adam Street – CPB16-64**
 - 2. 2 Columbia Street / 93-115 Lafayette Street /713-721 & 723-733
McCarter Highway – CPB16-59**
- II. Adjournment:**
383-385 Chestnut Street
- III. Motion to approve the CPB Minutes of February 06, 2017**
Motion by Board Member Rodriguez and seconded by Board Member Cooper
- IV. Motion to adjourn the CPB Hearing for February 27, 2017 at 7:34 pm.**
Motion by Board Member Rodriguez seconded by Board Member Cooper
- V. Next Central Planning Board Meeting is scheduled for March 13, 2017**