

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF MARCH 07, 2016
COUNCIL CHAMBER
6:30 PM

Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday March 07, 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)***
- ***J. Celoa***
- ***M. Cooper***
- ***M. Lockett***
- ***P. Oliver (v. Chair)***
- ***M. Rodriguez***

Absent Board Members:

- ***A. Amador***
- ***A. Jurgelevicius***

Others Present:

- ***Walford Enniss, Acting 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***
- ***Christopher Dohney, P.P., AICP, Consultant Planner for Central Pl. Bd.***

1. **The vacation of a portion of Blanchard Street by Morris Fairmount Associates Urban Renewal, LLC to accommodate construction of a 670,350 square foot warehouse, which was approved by the Central Planning Board on October 19, 2015 and memorialized on November 9, 2015. 6:35 pm**
Motion made by Board Member Rodriguez and seconded by Board Member Lockett to approve the Recommendation to City of Newark Council for the application of 69-71 Blanchard Street by Morris, Fairmount Associates Urban Renewal / Motion carried 7-0.

2. **CPB16-06 6:51PM**
Address: 660-680 Clinton Avenue
Block: 3039; Lots: 48
Description: Proposal for a 1,412 sq. ft. daycare center for 35 children (age's infant to 2.5 years) in an existing commercial strip. **Applicant/Owner:** Clinton Plaza Realty,
Represented by: Fausto Simoes, Esq.
Preliminary and Final Site Plan Zone: C-2 Ward: South
Architect/Engineer: Rui Amaral; Rui Amaral Architect
Variations: Excessive Front Yard (existing); Insufficient Rear Yard (existing); Excessive Side Yard (existing); Excessive Front Yard Coverage (existing); Excessive Rear Yard Coverage (existing); Insufficient Front Façade Transparency (existing); Insufficient Side and Rear Façade Transparency (existing); Non-permitted Building Type (existing)
Exhibits Marked into Evidence: A1-Site Plan
Questions or Concerns from the Public: None
Questions from the Owner/ Director – Gave testimony regarding the location, safety of the kids and security at the location
Motion made by Board Member Fredericks and seconded by Board Member Lockett to approve the application of 660-680 Clinton Ave, The applicant agrees to comply with Staff report items 1-5, and the Engineering Dept. report item 1, / Motion carried 6-0.

3. **CPB15-67 6:39 PM**
Address: 265-269 Broad Street (AKA 16-20 Clark Street)
Block: 442.01; Lots: 24, 25, 58 & 59
Description: Proposed new parking lot for 17 cars with a parking area of 2,850 sq. ft. to be used by a mixed-use building located at 95 Broadway containing 5 stores and 10 apartments.
Applicant/Owner: LB Associates, LLC/Jorge Lopes
Preliminary and Final Site Plan Zone: C-2 Ward: Central
Architect/Engineer: Daniel A. Roma; Artek Studio, LLC
Variations: None
Exhibits Marked into Evidence: A1-Site Plan
Questions or Concerns from the Public: None
Motion made by Board Member Rodriguez and seconded by Board Member Ceola to approve the application of 265-269 Broad Street with conditions. The applicant agrees to comply with Staff report items 1-3, / Motion carried 6-0.

4. CPB 15-68

Address: 82-84 Jackson Street

Block: 1991; Lot: 46 & 47

Description: Construction of an 8-unit apartment building with a total area of 5,098 sq. ft. in an R-4 low rise multifamily residential zone.

Applicant/Owner: Gialluisi Custom Home, LLC/Peter Gialluisi

Preliminary and Final Site Plan

Zone: R-4 **Ward:** East

Architect: Daniel A. Roma/Artek Studio, LLC

Variiances: Insufficient Lot Size; Excessive Impervious Rear Yard; Excessive Lot Coverage; Insufficient Lot Width; Insufficient Side Yard.

APPLICATION ADJOURNED TO CPB HEARING OF APRIL 04, 2016

Memorialization of Resolutions

1. **49-55 Liberty Street – CPB16-01**
2. **1-55 Market Street – CPB15-79**
3. **276-300 Clinton Ave – CPB16-05**

II. Adjournment
82-84 Jackson Street

IV. Next Central Planning Board Meeting is scheduled for March 21, 2016.