

**MINUTES**  
**OF**  
**THE NEWARK CENTRAL PLANNING BOARD**  
**REGULAR PUBLIC HEARING OF MARCH 13, 2017**  
**COUNCIL CHAMBER**  
**6:30 PM**

***Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday March 13, 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***
- ***L. Purdie***
- ***M. Rodriguez***
- ***K. Witcher***

**Absent Board Members:**

- ***A. Amador***
- ***A. Jurgelevicius***
- ***P. Oliver (V. Chair)***

**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. **6:35 PM**  
***PROPOSED REDEVELOPMENT AREA INVESTIGATION IN ACCORDANCE WITH THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40:12A-6) OF 22-34 EAST PARK STREET, BLOCK 125 AND LOT 96, LOCATED IN THE CENTRAL WARD OF THE CITY. Motion made by Board Member Purdie and seconded by Board Member Rodriguez to approve the 22-34 East Park Street Area in Need of Redevelopment Investigation in Accordance with the New Jersey Redevelopment and Housing Law of / Motion carried 7-0.***

2. **CPB17-03 6:40PM**  
***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 Represented by: Bettie R. Grayson, Esq.***  
***Preliminary & Final Site Plan***  
***Zone: MX-1 Ward: East***  
***Architect/Engineer: Jose Gennaro , AIA***  
***Variiances: Insufficient rear yard; Excessive lot coverage; Insufficient parking; Maximum impervious rear yard; Insufficient building transparency (street facing side); Active ground floor minimum height.***  
***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 Purdie to approve the application of 383-385 Chestnut Street. The applicant agrees to comply with the Staff report item 1, and the Engineering report items 1-6, Water & Sewer / Motion carried 7-0.***

3. **CPB17-04 6:54 PM**  
***Address: 273 Martin Luther King Blvd***  
***Block: 2828 Lot: 15***  
***Description: The applicant is proposing the rehabilitation of an existing 3-story building currently being used as a fraternity house to be converted into a 4-unit residential building located in the James Street Historical District.***  
***Applicant/Owner: 273 MLK Venture LLC Represented by: Fausto Simoes, Esq.***  
***Preliminary & Final Site Plan***  
***Zone: Broad Street Station District Redevelopment Plan Ward: Central***  
***Architect/Engineer: Paul V. Giammona, R.A., Brick City Reconstruction***  
***Variiances: Excessive Fence Height; Excessive Lighting; Insufficient Front Transparency.***  
***Exhibits Marked into Evidence: A1- Site Plan***  
***Questions or Concerns from the Public: None***  
***Member of MLK Venture LLC: Nicolas Yourth, Gave testimony regarding rental of property and apartment sizes***  
***Motion made by Board Member Ceola and seconded by Board Member Witcher to***

***approve the application of 273 Martin Luther King Blvd. The applicant agrees to comply with Staff report items 1-2, and the Engineering report items 1-5, and Water & Sewer/ Motion carried 8-0.***

***I. Memorialization of Resolutions:***

- 1. 383-385 Chestnut Street –CPB 17-03***
- 2. 273 Martin Luther King Blvd – 17-04***

***II. Adjournments:***  
***None***

***III. Motion to approve the CPB Minutes of February 27, 2017.***  
***Motion by Board Member Rodriguez and seconded by Board Member Ceola***

***IV. Motion to adjourn the CPB Hearing of March 13, 2017 at 7:07 PM***  
***Motion by Board Member Purdie, seconded by Board Member Rodriguez***

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