

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF MARCH 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 March 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:

- *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*
- *W. Richardson*

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. CPB17-05

Address: 118-138 Washington Street, 44-56, New Street, 69-77 Halsey Street, 5-11 Linden Street

Block: 65 Lots: 3, 5-7, 11-17, 21-23, 30-34

Description: The applicant, Rutgers University is proposing a mixed-use development, Rutgers Honors Living and Learning Community, on the 1.65-acre site which is currently being used as a parking lot with some commercial and residential uses. The proposed building will consist of a multistory garage, residential facilities, academic spaces and over 35,000 sq. ft. of ground floor retail spaces.

Applicant/Owner: Rutgers University c/o Elizabeth Wanga

Courtesy Review

Zone: Living Downtown Redevelopment Plan **Ward:** Central

Architect/Engineer: John Ferrante, PE; E2 Project Management, LLC

Variations: N/A

APPLICATION OF 118-138 WASHINGTON STREET ADJOURNED TO THE CPB HEARING OF APRIL 24, 2017

2. CPB17-06

Address: 138-140 Pacific Street

Block: 949 Lot: 11

Description: The applicant is proposing a rehabilitation and addition to an existing 2-story building for a 5,105 sq. ft. early child care and learning center.

Applicant/Owner: Church of Religion of God

Preliminary & Final Site Plan

Zone: MX-1 \ **Ward:** East

Architect/Engineer: Rui Amarail, R.A.

Variations: Insufficient lot size; Insufficient rear yard setback; Excessive rear yard impervious coverage; Insufficient front façade transparency; Insufficient rear façade transparency; Insufficient non-street side transparency; Insufficient parking; Sign location

APPLICATION OF 118-138 PACIFIC STREET ADJOURNED TO THE CPB HEARING OF APRIL 24, 2017

- I. Memorialization of Resolutions:**
 - 1. 22-34 East Park AINR Study**
 - 2. 383-385 Chestnut Street – CPB17-03**
 - 3. 273 Martin Luther King Blvd – CPB17-04**
 - 4. 96-112 Main Street Extension – CPB14-53**
 - 5. 73-87 Clay Street Extension – CPB14-62**

- II. Adjournment:**
 - 1. 118-138 Washington Street-CPB17-05**
 - 2. 138-140 Pacific Street -CPB17-06**

- III. Motion to approve the CPB Minutes of March 13, 2017.
Motion by Board Member Purdie and seconded by Board Member Ceola**

- IV. Motion to adjourn the CPB Hearing of March 27, 2017
Motion by Board Member Rodriguez seconded by Board Member Lockett**

- V. Next Central Planning Board Meeting is scheduled for April 24, 2017**