

**MEMBERS VOTING SHEET**

MOTION MADE BY BOARD MEMBER Rodriguez


MOTION SECONDED BY BOARD MEMBER Mitchell

	<u>BOARD MEMBERS</u>	<u>YES</u>	<u>NO</u>	<u>N.V.</u>	<u>ABSENT</u>
1.	<b>WAYNE RICHARDSON</b> Chairman				✓
2.	<b>OTIS ROLLEY</b>				✓
3.	<b>AGUSTO AMADOR</b>				✓
4.	<b>PAUL L. OLIVER, JR.</b>	✓			
5.	<b>MIGUEL RODRIGUEZ</b>	✓			
6.	<b>JACQUELINE CEOLA</b>			✓	
7.	<b>TRACY FREDERICKS</b>	✓			
8.	<b>DEON MITCHELL</b>	✓			
9.	<b>MARSHALL COOPER</b>	✓			
10.	<b>MICHAEL LOCKETT</b>				✓
11.	<b>ALEX JURGELEVICIUS</b>				✓

**CERTIFICATION**

I, **WAYNE RICHARDSON** THE DULY APPOINTED AND QUALIFIED CHAIR OF THE CENTRAL PLANNING BOARD OF THE CITY OF NEWARK, NEW JERSEY, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT RECORD OF VOTE RELATING TO THE MATTER AT HAND AND ON FILE AND /OR RECORD WITH THE CENTRAL PLANNING BOARD OF NEWARK, NEW JERSEY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND THE SEAL OF SAID BOARD THIS 22 DAY OF Feb, 2016.

  
 WAYNE RICHARDSON, CHAIR  
 CENTRAL PLANNING BOARD  
 Paul Oliver SR

  
 KIM WINBUSH, SECRETARY  
 CENTRAL PLANNING BOARD

**MINUTES**  
**OF**  
**THE NEWARK CENTRAL PLANNING BOARD**  
**SPECIAL HEARING OF FEBRUARY 08,, 2016**  
**COUNCIL CHAMBER**

*Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday February 08, 2016.*

*A meeting of the Central Planning Board was called to order by reading of the "Open Public Meeting Act."*

**ROLL CALL OF COMMISSIONERS PRESENT:**

- *A. Amador*
- *M. Coppers*
- *M. Lockett*
- *T. Fredericks*
- *D. Mitchell*
- *P. Oliver (v. Chair)*
- *W. Richardson (Chair)*
- *M. Rodriguez*

**Other Present:**

- *Kim Winbush, Secretary Central Pl, Bd.*
- *Mark Barksdale, Principal Planner, Central Pl Bd.*
- *Daniel F. Becht, Esq, Attorney for CPB.*
- *Walford Enniss, Recorder*
- *Beth Tanzosh, Engineering*

**Absent Board Member**

- *Jacqueline Ceola*
  - *Alex Jurgelevicius*
  - *Otis Rolley*
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1.	<p><b>CPB 15-50</b>  <b>Address: 25-45 Garibaldi Avenue; Lusa Enterprises</b>  <b>Block: 5092.04; Lot: 127, 128, 129, 130, and 132</b>  <b>Description:</b> Construction of five (5) new two-family dwellings on subdivided lots. Two (2) two-family dwellings at 4,485 square feet; two (2) two-family dwellings at 4,555 square feet and one (1) two-family dwelling at 4,548 square feet.</p> <p><b>Applicant/Owner:</b> Lusa Enterprises, Inc.  <u>APPLICATION ADJOURNED TO HEARING OF APRIL 18, 2016</u></p>	<p><b>Preliminary Site Plan and Preliminary Major Subdivision</b>  Zone: R-3 (Family &amp; Town House)  Ward: South  Architect/Engineer: Joseph R. Asfour; Alzra Design, LLC  <b>Variations:</b> Insufficient Rear Yard, Insufficient Front Yard; Excessive Lot Coverage; Insufficient Transparency; Excessive Driveway Width; Excessive Number of Driveways.</p>
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2.	<p><b>CPB 15-74</b>  <b>Address: 253-255 Ferry Street</b>  <b>Block: 2036 Lots: 1</b>  <b>Description:</b> Extension of restaurant space by converting existing attached garage to provide seating on ground floor and roof terrace above. No changes to the existing building floor area.</p> <p><b>Applicant/Owner:</b> Haydee Soares</p> <p><b>Motion made by Board Member Amador and second by Board Member Oliver to approve the application of 253-255 Ferry Street with condition as stated on record / Motion carried 8-0 Applicant/Owner:</b> Club Ecuador Corp.  Motion made by Board Member Amador and second by Board Member Oliver to approve the application of 253-255 Ferry Street / Motion carried 8-0..</p>	<p><b>Preliminary and Final Site Plan</b>  Zone: C-2 Community Commercial  Ward: East  Architect/Engineer: ASA and Zambrano Architects  <b>Variations:</b> Excessive Side Yard Setback; Insufficient Ground Floor Height; Insufficient Building Transparency; Excessive Illumination.</p>
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3.	<p><b>CPB 15-68</b>  <b>Address: 82-84 Jackson Street</b>  <b>Block: 1991; Lot: 46 &amp; 47</b>  <b>Description:</b> 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.</p> <p><b>Applicant/Owner:</b> Gialluisi Custom Home, LLC/Peter Galluisi</p> <p><u>APPLICATION ADJOURNED TO HEARING OF MARCH 8, 2016</u></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: R-4  Ward: East  Architect: Daniel A. Roma/Artek Studio, LLC  <b>Variations:</b> Insufficient Lot Size; Excessive Impervious Rear Yard; Excessive Lot Coverage; Insufficient Lot Width; Insufficient Side Yard.</p>
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4.	<p><b>CPB 15-62</b>  <b>Address: 100 Jabez Street</b>  <b>Block: 1009; Lot: 39.02</b>  <b>Description:</b> Alterations to the first floor apartment of an existing 3-family home, with a lot area of 3,750 sq. ft. Changing the use from a two-car garage, to an enlarged living room with an outdoor patio.  <b>Applicant/Owner:</b> Edward and Sofia Pinto</p> <p><b>Motion made by Board Amador and second by Board Member Rodriguez to approve the application of 100 Jabez Street / Motion carried 8-0.</b></p>	<p><b>Preliminary and Final Site Plan</b>  Zone: MX-1  Ward: East  Architect: Joseph R. Asfour; Alzra Design, LLC  <b>Variations:</b> Insufficient Building Transparency; Insufficient Rear Yard; Excessive Lot Coverage; Excessive Impervious Yard; Excessive Building Height; Excessive Front Yard Fence Height; Excessive Lighting at Property Line; Nonconforming Fence Design; Insufficient Parking Design Width; Excessive Driveway Width.</p>
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5.	<p><b>CPB 15-72</b>  <b>Address: 23-27 Washington St. /1-17 James St.</b>  <b>Block: 32 Lots: 40, 46, 48 &amp; 50</b>  <b>Description:</b> Within the Broad St. Station District Redevelopment Plan Area, Sub District C: Washington Park Cultural District applicant proposes to renovate an existing church and two adjacent and connected buildings converting their use to offices for Audible.com. No addition or expansion of the current building envelope or building height is proposed. There will be an increase in the interior floor area by the addition of additional floors and mezzanines.</p> <p><b>Applicant/Owner:</b> James &amp; Washington St. Holdings, LLC  <b>Motion made by Board Member Rodriguez and second by Board Fredericks to approve the application of 23-27 Washington Street / 1-17 James Street / Motion carried 5-0.</b></p>	<p><b>Final Site Plan</b>  Zone: Broad Street Station Redevelopment  Ward: Central  Architect/Engineer: Vincent Facchino, JMP Management  <b>Variations:</b> Excessive Building Height; Excessive Fence Height; Excessive Number of Wall Signs.</p>
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6.	<p><b>CPB 16-02</b>  <b>Address: 80 Doremus Avenue</b>  <b>Block: 5011 Lots: 1</b>  <b>Description:</b> Construction of tank and truck wash facility on existing foundation of previously approved and built tank and truck wash facility that was demolished. Improvements include site paving, drainage, and tank</p>	<p><b>Preliminary and Final Site Plan</b>  Zone: I-3  Ward: East  Architect/Engineer: Angelo Bafaino, P.E./Hatch Mott MacDonald  <b>Variations:</b> Insufficient Rear Yard; Orientation of Primary Entrance.</p>
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<p>storage upgrades.</p> <p><b>Applicant/Owner:</b> Quality Distributions Inc.</p> <p><b>Motion made by Board Member Fredericks and second by Board Member Oliver to approve the application of 80 Doremus Avenue /Motion carried 6-0-2.</b></p>	
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**I. Memorialization of Resolutions**

1. **West Ward MNI Area 1- Area in Need of Redevelopment Blight Designation**
2. **10-14 West Kinney Place/478-480 Washington Street – CPB15-80**
3. **2-18 Richard Street – CPB15-73**
4. **131-137 Chapel Street – CPB15-65**
5. **118-134 Adams Street – CPB15-80**

**II. Adjournment**

1. **82-84 Jackson Street**
2. **25-45 Garibaldi Avenue;**

**III. Motion to approve the CPB Minutes of December 21, 2016.  
Motion by Board Member Oliver second by Board Member Lockett**

**IV. Motion to approve the CPB Minutes of January 11, 2016.  
Motion by Board Member Rodriguez and second by Board Member Amador**

**V. Motion to adjourn the CPB Hearing for February 8, 2016.  
Motion by Board Member Lockett second by Board Member Oliver**

**VI. Next Central Planning Board Meeting is scheduled for February 22, 2016.**