

Minutes : Regular Meeting: 02/22/2016

MEMBERS VOTING SHEET

MOTION MADE BY BOARD MEMBER F. OLIVER

MOTION SECONDED BY BOARD MEMBER RODRIGUEZ

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

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 7th DAY OF MARCH, 2016.

Wayne Richardson
WAYNE RICHARDSON, CHAIR
CENTRAL PLANNING BOARD

Kim Winbush
KIM WINBUSH, SECRETARY
CENTRAL PLANNING BOARD

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
SPECIAL HEARING OF FEBRUARY 22, 2016
COUNCIL CHAMBER

Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday February 22, 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:

- *J. Ceola*
- *M. Coppers*
- *T. Fredericks*
- *D. Mitchell*
- *P. Oliver (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

- *A. Amador*
- *A. Jurgelevicius*
- *M. Lockett*
- *W. Richardson*

<p>1. CPB16-05 Address: 276-300 Clinton Avenue Block: 2670; Lot: 1.14 Description: Proposed one-story ambulatory health care facility, administrative offices and multi-purpose room. The proposed ambulatory care facility will be located in Building A on the western (Johnson Ave) portion of the lot. The multi-purpose rooms and administrative offices will be located in Building B on the eastern (Milford Ave) portion of the lot. Total ground floor area of the buildings and connecting structure will be 12,740 square feet. Some additional alterations to the existing site, such as new stairs and rails, new refuse areas, and a new parking area with new curbing behind Building B are also proposed.</p> <p>Applicant/Owner: City of Newark, Department of Economic and Housing Development</p> <p><u>APPLICATION ADJOUNED TO A SPECIAL CPB HEARING DATED FEBRUARY 29, 2016</u></p>	<p>Courtesy Review Zone: R-3 Ward: South Architect/Engineer: George E. Jones, AIA; Johnson Jones Architect Variances: N/A</p>
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<p>2. CPB16-01 Address: 49-55 Liberty Street Block: 871; Lot: 28 Description: Construction of a new fifth floor on top of the existing four story building. The proposed fifth floor addition will include five classrooms which will range in size from 800 sq. ft. to 960 sq. ft., a fitness room of approximately 1,600 sq. ft., several small offices, storage space, restrooms as well as stairs and two elevators.</p> <p>Applicant/Owner: Jose Lopez, LLC</p> <p>Motion made by Board Member Rodriguez and second by Board Member Fredericks to approve the application of 49-55 Liberty Street / Motion carried 6-0.</p> <p>Witnesses: Joaquin Bouzas– Architect Exhibit's Marked into Evidence: A1 Site Plans Question or Concerns From The Public: None</p>	<p>Preliminary and Final Site Plan Zone: Living Downtown Redevelopment Ward: East Architect/Engineer: Joaquin R. Bouzas; Inglese Architecture & Engineering Variances: None.</p>
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<p>3. CPB 15-79 Address: 1-55 Market Street Block: 83 Lot: 1 Description: Construction of an addition to the existing Yamba Building on the campus. The proposed addition will be approximately 17,600 sq. ft. in area, within a 3-story structure on the east side of the building. The addition includes 12 new classrooms, restrooms, break-out rooms and an elevator to provide access between the floors. Some alterations to the existing plaza, such as resetting brick pavers and installing new stairs and rails in front of the building are also proposed to accommodate the building addition.</p> <p>Applicant/Owner: Essex County College</p> <p>COURTESY REVIEW – No vote</p>	<p>Courtesy Review Zone: INST (Institutional) Ward: Central Architect/Engineer: John Capazzi, AIA; RSC Architects Variances: N/A</p>
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<p>4. CPB16-07 Address: 410-430 South Orange Avenue, 11-37 & 7-9 Ashland Street, 410-422 South 14th Street Block: 317; Lots: 1-8, 11, 14, 15, 21, 56 & 58 Description: Merger and reconfiguration of the existing 14 lots into two lots. Proposed lot 21.01 is a 38,142 sq. ft. through lot, occupied by the school building, access driveways from 14th Avenue and Ashland Street, and parking areas with frontage on Ashland Street and 14th Avenue. Proposed Lot 1.01 is a 62,663 sq. ft. corner lot that will be occupied by the sports/soccer field, an amphitheater and storage shed. It is created by merging lots 1-8, 11, 14, 15, 56, 58 and a 15,823 sq. ft. portion of lot 21.</p> <p>Applicant/Owner: Ashland School, Inc. Motion made by Board Member Rodriguez and second by Board Member Fredericks to approve the application of 410-430 South Orange Ave 11-37 & 7-9 Ashland Street 410-422 South 14th Street / Motion carried 6-0.</p> <p>Witnesses: Micheal O’Kresky– Architect Exhibit’s Marked into Evidence: A1 Site Plans</p>	<p>Minor Subdivision Zone: R-3 and C-2 Ward: West Architect/Engineer: Carl P. O’Brien, P.E.; Maser Consulting P.A. Variances: Excessive Front Yard; Insufficient Rear Yard; Excessive Side Yard; Excessive Lot Coverage; Excessive Accessory Use Area: Storage Shed.</p>
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Question or Concerns From The Public:

**Bobby Moore -Newark resident of 14th street
Concern are how long the construction going to
last and the pick and drop of location of the student**

I. Memorialization of Resolutions

1. **23-27 Washington St./1-17 James St.– CPB15-72**
2. **253-255 Ferry Street – CPB15-74**
3. **100 Jabez Street – CPB15-52**
4. **80 Doremus Avenue – CPB16-02**

**II. Adjournment
276-300 Clinton Avenue**

**III. Motion to approve the CPB Minutes for February 22, 2016.
Motion by Board Member Rodrigues and second by Board Member
Mitchell.**

IV. Next Central Planning Board Meeting is scheduled for March 07, 2016