

Minutes

March 21, 2016

Approved

MEMBERS VOTING SHEET

6-0

MOTION MADE BY BOARD MEMBER

Oliver

MOTION SECONDED BY BOARD MEMBER

Balvazquez

	<u>BOARD MEMBERS</u>	<u>YES</u>	<u>NO</u>	<u>N.V.</u>	<u>ABSENT</u>
1.	WAYNE RICHARDSON Chairman	✓			
2.	AUGUSTO AMADOR	✓			
3.	PAUL L. OLIVER, JR.	✓			
4.	MIGUEL RODRIGUEZ	✓			
5.	JACQUELINE CEOLA				✓
6.	TRACY FREDERICKS	✓			
7.	MARSHALL COOPER	✓			
8.	MICHAEL LOCKETT			✓	
9.	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 17th DAY OF April, 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 MARCH 21, 2016
COUNCIL CHAMBER

Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday March 21, 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*
- *J. Ceola*
- *M. Cooper*
- *T. Fredericks*
- *A. Jugelevicius*
- *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

- *Michael Lockett*

<p>1.</p>	<p>PROPOSED REDEVELOPMENT OF FORMER PABST BREWERY SITE. AN AREA COMPRISED OF (27) TAX LOTS ENCOMPASSING A PORTION OF (2) TAX BLOCKS AND (3) ENTIRE TAX BLOCKS IN THE FAIRMOUNT NEIGHBORHOOD IN THE WEST WARD. A PORTION OF THE PLAN HAS BEEN DETERMINED TO BE "AN AREA IN NEED OF REDEVELOPMENT" PURSUANT TO THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (LRHL) AT N.J.S.A. 40A:12A-1 ET SEQ. BY RESOLUTION OF THE CITY OF NEWARK MUNICIPAL COUNCIL FOLLOWING A RECOMMENDATION BY THE CITY OF NEWARK CENTRAL PLANNING BOARD. THE REDEVELOPMENT AREA IS IDENTIFIED AS BLOCK 4001, LOTS 1,2,3,4,5,6,7,8,9,19,20,21 AND 32; AND BLOCK 4002, LOTS 1,18,19,20 AND 30.</p> <p>Motion made by Board Member Rodriquez and second by Board Member Oliver approving a Recommendation of the Proposed Redevelopment of the Former Pabst Brewery Site / Motion carried 8-0</p> <p><u>Witnesses:</u> <u>Paul Grygiel -Gave Presentation in favor of project which was recorded on record Exhibit's Marked into Evidence:</u> None <u>Question or Concerns from The Public</u> None</p>
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<p>2.</p>	<p>CPB16-08 Address: 105-161 Hyatt Lane Block: 5020 Lot: 69.01, 69.03-69.09, 92.02 Description: Proposed to construct a new building for use as a freezer warehouse on existing vacant land, with a total of 309,106 sq. ft. with accessory office uses. Proposed project will have 101 car and 71 truck parking spaces on site. Applicant/Owner: GPB Cold Storage Holdings, LLC</p> <p>Motion made by Board Member Amador and second by Board Member Jurgelevicius to approve the application of 105-161 Hyatt Lane / Motion carried 8-0.</p> <p><u>Witnesses:</u> Bradford Bohler - Architect Robert Rogelio - Owner gave testimony regarding project as to how freight will be received, how many employees will be at location hour of operation full testimony recorded on record</p>	<p>Preliminary and Final Site Plan, and Minor Subdivision Zone: I-3 Ward: East Architect/Engineer: B.A. Bohler; Bohler Engineering Variances: Excessive illumination at property line, excessive illumination level at entrance; excessive illumination at pedestrian walkway; insufficient landscaping; excessive impervious rear yard; excessive impervious front yard; excessive fence height.</p>
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<p><u>Exhibit's Marked into Evidence:</u> A1 –Letter from Jose Rodriguez presented to Board Members A2-Color Area Plans A3-Site Plans <u>Question or Concerns from The Public</u> <u>None</u></p>	
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<p>3. CPB 16-10 <u>Address:</u> 78-202 & 69-199 Blanchard Street <u>Block:</u> 5001 <u>Lot:</u> 40, 42, 46, 48, 49, 50, and 93. <u>Block:</u> 2438 <u>Lot:</u> 74, 76, 78, 80, 82, 84, 85, and 92. <u>Description:</u> Amended site plan for 1,006,083 sq. ft. warehouse/distribution for fabrication and assembly of cabinets and related products with ancillary offices, showroom, and parking for 263 cars. Changes from previous approval consist of conversion of trailer-parking spaces into car-parking spaces, slight alteration to the building footprint, and incorporation of a large mezzanine area within the building.</p> <p><u>Applicant/Owner:</u> Morris Fairmount Associates Urban Renewal, LLC <u>Motion made by Board Member Amador and second by Board Member Rodriguez to approve the application of 78-202 & 69-199 Blanchard Street / Motion carried 8-0.</u></p> <p><u>Witnesses:</u> Eric Ballou– Architect</p> <p><u>Exhibit's Marked into Evidence:</u> A1- Picture of Existing Conditions A2- Proposed Rendering that was previous presented A3- Color Rendering <u>Question or Concerns from The Public</u> <u>None</u></p>	<p>Amended Final Site Plan Zone: I-2 & I-3 Ward: East Architect/Engineer: Eric Ballou, P.E.; InSite Engineering <u>Variations:</u> Insufficient front façade transparency; excessive fence height; excessive number of signs.</p>
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I. Memorialization of Resolutions

1. 660-680 Clinton Avenue -**CPB 16-06**
2. 265-269 Broad Street (AKA 16-20 Clark Street) -**CPB 15-67**
3. Blanchard Street Vacation by Morris Fairmount Associates Urban Renewal, LLC- **CPB -1610**

II. Adjournment
None

III. Motion to approve CPB Special Minutes of February 29, 2016.
Motion by Board Member Oliver second by Board Member Rodriguez

IV. Correction to CPB Special Minutes from February 29, 2016
Board Member Cooper was present at CPB Special Hearing

V. Next Central Planning Board Meeting is scheduled for April 4, 2016. .