

April 4, 2016

Approne

MEMBERS VOTING SHEET

MOTION MADE BY BOARD MEMBER

Fredericks

MOTION SECONDED BY BOARD MEMBER

Jurgelevicius

	<u>BOARD MEMBERS</u>	<u>YES</u>	<u>NO</u>	<u>N.V.</u>	<u>ABSENT</u>
1.	WAYNE RICHARDSON Chairman				✓
2.	DAVE RUBLEY K. W. Mcne				
3.	AGUSTO AMADOR				✓
4.	PAUL L. OLIVER, JR. Chair	✓			
5.	MIGUEL RODRIGUEZ	✓			
6.	JACQUELINE CEOLA				
7.	TRACY FREDERICKS	✓			
8.	DEON MITCHELL				
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 4th DAY OF April, 2016.


WAYNE RICHARDSON, CHAIR
 CENTRAL PLANNING BOARD


KIM WINBUSH, SECRETARY
 CENTRAL PLANNING BOARD

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
SPECIAL HEARING OF APRIL 04, 2016
COUNCIL CHAMBER

Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday April 04, 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. Cooper*
- *T. Fredericks*
- *M. Lockett*
- *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

- *J. Ceola*
- *A. Jurgelevcius*

<p>1. CPB16-08 Address: 105-161 Hyatt Lane Block: 5020 Lot: 69.01, 69.03-69.09, 92.02 Description: Proposal 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.</p> <p>Applicant/Owner: GPB Cold Storage Holdings, LLC</p> <p><u>APPLICATION ADJOURNED TO THE HEARING OF APRIL 18, 2016.</u></p> <p><u>Witnesses:</u> None</p> <p><u>Exhibit's Marked into Evidence:</u> None</p> <p><u>Question or Concerns from The Public</u> None</p>	<p>Final Site Plan and Minor Subdivision Zone: I-3 Ward: East Architect/Engineer: B.A. Bohler; Bohler Engineering Variations: 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 front yard; insufficient building transparency; excessive building light height; excessive sign area; excessive driveway width.</p>
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<p>2. CPB 15-68 Address: 82-84 Jackson Street Block: 1991; Lot: 46 & 47 Description: 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>Applicant/Owner: Peter Gialluisi; Gialluisi Custom Home, LLC</p> <p>Motion made by Board Member Amador and second by Board Member Oliver to approve the application of 82-84 Jackson Street with condition recorded on record / Motion carried 7-0.</p> <p><u>Witnesses:</u> <u>Daniel Roma – Architect</u></p> <p><u>Exhibit's Marked into Evidence:</u> A1-Site Plan A2-Computer Generated Image A3-Material</p> <p><u>Question or Concerns from The Public</u> None</p>	<p>Preliminary and Final Site Plan Zone: R-4 Ward: East Variations: Insufficient Lot Size; Insufficient Lot Width; Insufficient Side Yard; Excessive Lot Coverage; Excessive Rear Yard Impervious Coverage; Insufficient Building Façade Transparency; Excessive Lighting at Property Line; Excessive Driveway Width.</p>
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<p>3. CPB16-11 Address: 34-62 Avenue K Block: 5038; Lot: 64.01 &106.02 Description: The applicant had previously been approved by the Board on September 28, 2015, to construct a 4,568 sq. ft. freezer storage addition to the existing bakery on the property. The applicant is proposing to further expand the freezer storage area by an additional 3,246 square feet. With this expansion, the new freezer space proposed on the property will be 7,814 square feet.</p> <p>Applicant/Owner: Carlos Viera; Amsterdam Urban Renewal, Inc. Motion made by Board Member Amador and second by Board Member Fredericks to approve the application of 34-62 Avenue K /Motion carried 7-0.</p> <p>Witnesses: Daniel Roma – Architect Exhibit's Marked into Evidence: A1-Site Plan A2- Picture of the Refrigerator that would be inside location Question or Concerns from The Public None</p>	<p>Amended Final Site Plan Zone: I-3 Ward: East Variations: Insufficient Side Yard; Insufficient Rear Yard; Excessive Front Yard Setback; Excessive Front Yard Impervious Coverage; Excessive Rear Yard Impervious Coverage; Excessive Building Coverage; Insufficient Façade Transparency; Insufficient Parking Lot Landscaping; Insufficient Front Yard Trees; Excessive Fence Height; Unscreened Mechanical Equipment.</p>
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<p>4. CPB 16-03 Address: 2-12 Gouverneur Street Block: 441 Lots: 30, 33, 34, 35, 37, & 68 Description: Proposal for a commercial building with a ground flood area of 9,140 square feet and a total area of 18,000 square feet. The first floor will be reserved for retail uses, and the second floor for retail and office space. A parking lot with 19 spaces will be provided as an accessory to the commercial space.</p> <p>Applicant/Owner: Albert Nigri; Equity Management, LLC</p> <p><u>APPLICATION ADJOURNED TO HEARING OF APRIL 18, 2016.</u></p> <p>Witnesses: None Exhibit's Marked into Evidence: None Question or Concerns from The Public None</p>	<p>Preliminary and Final Site Plan and Minor Subdivision Zone: C-2 Ward: Central Architect/Engineer: Daniel A. Roma; Artek Studio, LLC/Neglia Engineering Associates Variations: Excessive Side Yard; Excessive Lot Coverage; Excessive Fence Height; Excessive Screening; Refuse Area; Insufficient Landscaping; Excessive Illumination; Insufficient Loading Area Dimensions.</p>
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- I. Memorialization of Resolutions**
 - 1. 105-161 Hyatt Lane – CPB16-08
 - 2. 78-202 & 69-199 Blanchard Street – CPB16-10
 - 3. Pabst Brewery Redevelopment

- II. Adjournment**
 - 105-161 Hyatt Lane
 - 2-12 Gouverneur Street

- III. Motion to approve the CPB Minutes for March 21, 2016.**
 - Motion by Board Member Oliver second by Board Member Rodriguez

- IV. Motion to adjourn the CPB Hearing for April 04, 2016.**
 - Motion by Board Member Rodrigues

- V. Next Central Planning Board Meeting is scheduled for April 18, 2016**