

Minutes

April 18, 2016

APPENDIX 50

MEMBERS VOTING SHEET

MOTION MADE BY BOARD MEMBER 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.	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				✓
10.	KALENAH WITCHER	✓			
11.	LEON PURDIE				✓

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 2nd DAY OF May, 2016.

Wayne Richardson
WAYNE RICHARDSON, CHAIR
CENTRAL PLANNING BOARD

Kim Winbush May 3, 2016
KIM WINBUSH, SECRETARY
CENTRAL PLANNING BOARD

**MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
SPECIAL HEARING OF APRIL 18, 2016
COUNCIL CHAMBER**

Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday April 18, 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. Cooper*
- *T. Fredericks*
- *A. Jurgelevicius*
- *P. Oliver (Chair)*
- *L. Purdie*
- *M. Rodriguez*
- *K Witcher*

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*
- *W. Richardson*
- *M. Lockett*
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- *Board Member Prudie left CPB Hearing at 7:25 pm.*

1.	<p>CPB15-50 Address: 25-45 Garibaldi Avenue; Lusa Enterprises Block: 5092.04; Lots: 127, 128, 129, 130, and 132 Description: Construction of four (4) new three-family dwellings on subdivided lots. Two (2) three-family dwellings at 4,555 square feet; one (1) three-family dwelling at 4,596 square feet and one (1) three-family dwelling at 4,495 square feet.</p> <p>Applicant/Owner: Lusa Enterprises, Inc</p> <p>Motion made by Board Member Rodriguez and second by Board Member Jurgelevicius to approve the application of 25-45 Garibaldi Ave / Motion carried 8-0.</p>	<p>Preliminary and Final Site Plan and Major Subdivision Zone: R-3 (Family & Townhouse) Ward: South Architect/Engineer: Joseph R. Asfour; Alza Design, LLC Variations: Insufficient Front Yard; Insufficient Lot Width; Excessive Rear Yard Impervious Coverage; Insufficient Transparency; Excessive Side Yard.</p>
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2.	<p>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 101 car and 71 truck parking spaces on site.</p> <p>Applicant/Owner: GPB Cold Storage Holdings, LLC</p> <p>Motion made by Board Member Fredericks and second by Board Member Rodriguez to approve with condition the application of 105-161 Hyatt Lane / Motion carried 7-1.</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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3.	<p>CPB16-03 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</p>	<p>Preliminary and Final Site Plan and Minor Subdivision Zone: C-2 Ward: Central Architect/Engineer: Daniel A.</p>
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<p>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>ADJOURNED FROM 4/4/2016</p> <p>Applicant/Owner: Albert Nigri; Equity Management, LLC</p> <p>APPLICATION WITHDRAWN FROM CPB AGENDA</p>	<p>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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<p>4. CPB15-76 Address: 348-354 Washington Street (aka 41 Hill Street) Block: 96 Lots: 22, 23, 29, 30, 31, and 32 Description: Proposal to update the existing playground area with new equipment, layout, surfacing, landscaping, and fencing. Total project area is approximately 8,240 square feet. The playground area equals 6,458 square feet.</p> <p>Applicant/Owner: Newark Day Center/Newark Public Schools</p> <p>Motion Made by Board Member Fredericks and second by Board Member Purdie to approve the Courtesy Review of 348-354 Washington Street / Motion carried 8-0.</p>	<p>Courtesy Review Zone: Living Downtown Redevelopment Plan Ward: Central Architect/Engineer: Blasé Weimer AIA; The Architects Alliance Variations: N/A</p>
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<p>5. CPB15-77 Address: 243-249 Chancellor Avenue (aka 255 Chancellor Avenue) Block: 3719.03 Lots: 1 Description: Proposal to update the existing playground area with new equipment, layout, surfacing, landscaping, and fencing. Total project area is approximately 12,360 square feet.</p> <p>Applicant/Owner: Newark Public Schools Motion made by Board Member Rodriguez and second by Jurgelevicius to approve the Courtesy</p>	<p>Courtesy Review Zone: R-2 Ward: South Architect/Engineer Blasé Weimer AIA; The Architects Alliance Variations: N/A</p>
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<p>Review of 243-249 Chancellor Ave / Motion carried 8-0.</p>	
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<p>6. CPB16-12 Address: 155 Raymond Blvd Block: 5000 Lots: 40, 42, 50, and 50.01 Description: The application is for a 51-acre site owned by PSEG Power LLC and currently operated as a public utility installation - electric power generating facility and electric substation by Public Service and Gas Company (PSE&G). Proposal to upgrade the existing on-site buildings, equipment and infrastructure in order to elevate the equipment above the base flood elevation. The project will be completed in 5 distinct phases.</p> <p>Applicant/Owner: Robert Pollock; Public Service Electric and Gas (PSE&G) Company</p> <p>Motion made by Board Member Fredericks and second by Board Member Rodriguez to approve the application of 155 Raymond Blvd / Preliminary Site Plan for Phase 1A / Motion carried 6-1</p>	<p>Preliminary Site Plan for entire project, Preliminary and Final Site Plan for project Phase 1A Zone: Third Industrial (I-3) Ward: East Architect/Engineer: Jared Augustine; Burns & McDonnell Variations: Excessive Front Yard; Excessive Fence Height; Insufficient Illumination; Insufficient Parking.</p>
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<p>7. CPB16-14 Address: 852-854 Raymond Blvd Block: 2003 Lots: 2,, 3, 47 & 48 Description: Proposal to remove the existing asphalt parking lot and chain link fence on the site, and to construct a 30,797 square foot five-story building, consisting of 16 apartment units with a street-level garage with nine parking spaces.</p> <p>Applicant/Owner: Sesnar Group, LLC</p> <p>Motion made by Board Member Ceola and second by Board Member Rodriguez to approve the application of 852-854 Raymond Blvd / Motion carried 5-2</p>	<p>Preliminary and Final Site Plan Zone: Newark's River Redevelopment (MX-1 Mixed Use) Ward: Central Architect/Engineer: Gianni Intils, R.A.; GI Design Studio Variations: Insufficient Building Step Back; Insufficient Parking; Lack of Active Street Frontage Use; Insufficient Ground Floor Height; Excessive Side Yard Setback; Insufficient Parking Buffer; Insufficient Street/Shade</p>
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		Trees; Excessive Illumination at Property Line; Prohibited Fence Material; Insufficient Landscape Buffer
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I. Memorialization of Resolutions

1. 105-161 Hyatt Lane – CPB16-08
2. 82-84 Jackson Street – CPB15-68
3. 34-62 Avenue K – CPB16-11

II. Adjournment

2-12 Gouverneur Street

III. Motion to approve the CPB Minutes from April 04, 2016.

Motion by Board Member Fredericks second by Board Member Jurgelevicius

IV. Next Central Planning Board Meeting is scheduled for May 2, 2016