

Minutes

MEMBERS VOTING SHEET

Approved

MOTION MADE BY BOARD MEMBER *Oliver*

MOTION SECONDED BY BOARD MEMBER *Ceola*

	<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 *16th* DAY OF *May*, 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 May 02, 2016
COUNCIL CHAMBER

Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday May 02, 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*
- *M. Lockett*
- *P. Oliver (v. Chair)*
- *W. Richardson (chair)*
- *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*
- *A. Jurgelevicius*
- *L. Purdie*

<p>1. CPB16-18 Address: 907-913 Broad St. (aka 909 Broad St.) Block: 93; 94 Lots: 19, 22, 24; 21-27 Description: Previous approval in May 2009. Now proposes to expand the Charter School into the first floor and basement of the building. The expansion will add (14) new classrooms/laboratory spaces to TEAM School's operations. Overall project area covers 16,847 square feet; 8,399 square feet in the first floor area and 8,448 square feet in the basement.</p> <p>Applicant/Owner: RBH-TRB 909 Broad QALICB, LLC</p> <p>Motion made by Board Member Rodriguez and second by Board Member Lockett to approve the application of 907-913 Broad Street / Motion carried 7-0.</p> <p>Witnesses: Mr. Chamara – Architect Ronald Harley – Principal gave testimony regarding number of Teacher & Student would be at location</p> <p>Exhibit's Marked into Evidence: A1-Site Plans</p> <p>Question or Concerns from The Public None</p>	<p>Amended Final Site Plan Zone: Living Downtown Ward: Central The Reynolds Group, Inc. Variations: Insufficient Lot Width; Excessive Front Yard Setback; Insufficient Street Trees; Insufficient Parking Lot Buffer</p>
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<p>2. CPB16-09 Address: 192 Ferry Street Block: 1992 Lot: 61 Description: In 2011, the Board of Adjustment previously approved the site for a first floor hardware store, three (3) offices on the second floor, and three (3) apartments on the third floor. At this time, the applicant is proposing to amend the uses of the building by converting the three (3) second-floor office spaces to three (3) apartments, for a total of six (6) dwelling units.</p> <p>Applicant/Owner: Pimental Realty, LLC</p> <p>Motion made by Board Member Rodriguez and second by Board Member Oliver to approve the application of 192 Ferry / Motion carried 7-0.</p> <p>Witnesses: Jose Gennaro – Architect</p> <p>Exhibit's Marked into Evidence: A1-Photograph A2- Drawings</p>	<p>Amended Final Site Plan Zone: C-2 Ward: East Variations: Insufficient Lot Size; Insufficient Lot Width; Insufficient Rear Yard; Insufficient Ground Floor Height; Excessive Rear Yard Impervious Coverage; Excessive Building Coverage; Insufficient Façade Transparency</p>
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<p><u>Question or Concerns from The Public</u> None</p>	
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<p>3. CPB16-13 Address: 1002-1008 Broad Street Block: 882 & 882.01 Lots: 50, 1.02 C1B Description: The applicant proposes to convert approximately 12,000 square feet of the existing cellar of the mixed-use commercial/residential building on lot 50 into a parking area with 28 spaces for use by the building's residential tenants.</p> <p>Applicant/Owner: Urban Renewal Company, LLC</p> <p>Motion made by Board Member Lockett and second by Board Member Oliver to approve the application of 1002-1008 Broad Street with condition recorded on record / Motion carried 7-0.</p> <p>Witnesses: Russell DeRose – Architect Exhibit's Marked into Evidence: A1-Site Plans A2-Plans of the Cellar of building <u>Question or Concerns from The Public</u> Jerad Chowder – Resident gave testimony approving the project</p>	<p>Preliminary and Final Site Plan Zone: Living Downtown Ward: Central Architect/Engineer: Russell DeRosa, AIA; The DeRosa Group, PC Variances: Insufficient Driveway Width</p>
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<p>4. CPB15-48 Address: 162-166 Frontage Road Block: 5088 Lots: 173 Description: The applicant proposes to construct a 8,815 square foot single story warehouse building located along the northern portions of the property. Off-street parking for five (5) cars will be provided, and a loading area which can accommodate two (2) trucks will also be provided.</p> <p>Applicant/Owner: REI Family, LLC</p> <p>Motion made by Board Member Rodriguez and second by Board Member Cooper to approve the application of 162-166 Frontage Road with condition recorded on record / Motion carried 7-0.</p>	<p>Preliminary and Final Site Plan Zone: EWR/EWS-S Airport Support Ward: East Variances: Excessive Front Yard; Insufficient Side Yard; Insufficient Rear Yard; Excessive Lot Coverage; Excessive Front Yard Impervious Coverage; Insufficient Façade Transparency; Insufficient Parking Lot Trees; Insufficient Parking Lot Tree Cover; Insufficient Front Yard Trees; Excessive Fence Height; Excessive Lighting at Property Line; Insufficient Loading Area Depth</p>
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Witnesses:

Rui Amaral – Architect

Exhibit's Marked into Evidence:

A1- Site Plans

A2- Plans for the Ground Floor

Question or Concerns from The Public

None

I. Memorialization of Resolutions

1. 505 Clinton Avenue – CPB15-41
2. 25-45 Garibaldi Avenue – CPB15-50
3. 348-354 Washington Street (aka 41 Hill Street) – CPB15-76
4. 243-249 Chancellor Avenue (aka 255 Chancellor Ave) – CPB15-77
5. 155 Raymond Blvd – CPB16-12
6. 852-854 Raymond Blvd – CPB16-14

II. Adjournment

None

III. Motion to approve the CPB Minutes of April 18, 2016.

Motion by Board Member Oliver second by Board Member Rodriguez

IV. Recorded on record error in Minutes of April 18, 2016.

Misspelling of Board Member Purdie Name

V. Next Central Planning Board Meeting is scheduled for May 16, 2016.