

Minutes *May 16, 2016*

MEMBERS VOTING SHEET

Approved 7-0

MOTION MADE BY BOARD MEMBER *Oliver*

MOTION SECONDED BY BOARD MEMBER *Purdie*

	<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 *13th* DAY OF *June*, 2016.


WAYNE RICHARDSON, CHAIR
CENTRAL PLANNING BOARD


KIM WINBUSH, SECRETARY
CENTRAL PLANNING BOARD

**MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
SPECIAL HEARING OF May 16, 2016
COUNCIL CHAMBER**

Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday May 16, 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*
- *M. Lockett*
- *P. Oliver (v. Chair)*
- *L. Purdie*
- *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*

<p>1. CPB16-16 Address: 37-39 Jackson Street Block: 2000 Lot: 14 Description: The applicant is proposing to change the number of units from 18 to 24 residential units; consisting of sixteen (16) two-bedroom units, seven (7) one-bedroom units and one (1) superintendent studio unit. Proposal is also to change the building from a four-story to a five-story building. (Previously granted CPB approval on 8/18/2014)</p> <p>Applicant/Owner: M.R. Apartments, LLC</p> <p><u>APPLICATION AJOUNED TO THE CPB HEARING OF JUNE 13, 2016.</u></p> <p>Witnesses: None Exhibit's Marked into Evidence: None Question or Concerns from The Public None</p>	<p>Amended Final Site Plan Zone: Newark River Redevelopment Plan Ward: East Architect/Engineer: Joseph R. Asfour; Alza Design, LLC Variiances: Excessive Front Yard/ Insufficient Building Step-back; Insufficient Parking; Insufficient Front Façade Transparency.</p>
---	--

<p>2. CPB16-21 Address: 563-585 18th Avenue Blocks: 358; 359 Lots: 1; 1 (respectively) Description: The applicant is proposing an adaptive reuse of an existing 4-story industrial building, along with a 50,658 square foot addition, to be used as a new North Star Academy elementary and middle school (K-8). The project also consists of a surface parking lot across the street for 32 parking spaces. The proposed school building will contain 35 classrooms, common space spaces such as a cafeteria and gymnasium, and administrative space.</p> <p>Applicant/Owner: NSA 18th Avenue, LLC</p> <p><u>APPLICATION AJOUNED TO THE CPB HEARING OF JUNE 13, 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 Zone: Kent Brenner Springfield Redevelopment Ward: South Architect/Engineer: Merilee Meacock, AIA; KSS Architects, LLP Variiances: Insufficient Front Yard (existing condition); Excessive Building Height; Excessive Lot Coverage (both lots); Insufficient Transparency (3 facades); Insufficient Parking; Insufficient Parking Lot Illumination.</p>
--	--

<p>3. CPB16-23 Address: 34-40 Park Place (a.k.a. 2 Center Street) Block: 125 Lot: 26 Description: The applicant is proposing to amend the previously approved 22 story mixed-use building and structural parking garage to increase the residential unit count from 242 to 245 along with some façade and interior changes. The ground level will consist of a residential lobby, retail space and office space for City Police. The upper floors will consist of residential units and amenity space.</p> <p>Applicant/Owner: Two Center Street Urban Renewal LLC</p> <p>Motion made by Board Member Fredericks and second by Board Member Purdie to approve the application of 34-40 Park Place / Motion carried 8-0.</p> <p>Witnesses: Mark Cifielli -Engineer Michael Yetterberg- Architect</p> <p>Exhibit's Marked into Evidence: A1-Site Plans Rendering A2- Rendering A3- Parking Rendering</p> <p>Question or Concerns from The Public None</p>	<p>Amended Final Site Plan Zone: Living Downtown Redevelopment Ward: Central Architect/Engineer: Michael R. Ytterberg, AIA/Mark S. Cifelli, P.E.; BLT Architects/Matrix New World Engineering, PC Variations: Excessive Front Yard; Insufficient Lighting – Interior Garage; Insufficient Lighting – Exterior Rooftop Off-Street Parking; Excessive Sidewalk Lighting.</p>
---	--

I. Memorialization of Resolutions

1. 907-913 Broad Street – CPB16-18
2. 192 Ferry Street – CPB16-09
3. 1002-1008 Broad Street – CPB16-13
4. 162-166 Frontage Road – CPB15-48
5. 852-854 Raymond Blvd – CPB16-14
6. 563-585 18th Avenue – CPB16-21

II. Adjournment

37-39 Jackson Street
563-585 18th Avenue

III. Motion to approve the CPB Minutes from May 05, 2016.

Motion by Board Member Oliver and second by Board Member Ceola

VI. Next Central Planning Board Meeting is scheduled for June 13, 2016