

MEMBERS VOTING SHEET

MOTION MADE BY BOARD MEMBER Rodriguez

MOTION SECONDED BY BOARD MEMBER Oliver

	<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
WAYNE RICHARDSON, CHAIR
CENTRAL PLANNING BOARD

Kim Winbush
KIM WINBUSH, SECRETARY
CENTRAL PLANNING BOARD

**MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
SPECIAL HEARING OF JUNE 13, 2016
COUNCIL CHAMBER**

Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday June 13, 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**
- **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**
- **T. Fredericks**
- **A. Jurgelevicius**
- **M. Lockett**

<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>Adjourned from 5/16/2016</p> <p>Applicant/Owner: M.R. Apartments, LLC</p> <p><u>APPLICATION ADJOURNED TO HEARING OF JUNE 27, 2016</u></p> <p>Witnesses: <u>None</u></p> <p>Exhibit's Marked into Evidence: <u>None</u></p> <p>Question or Concerns from The Public <u>None</u></p>	<p>Amended Final Site Plan Zone: Newark River Redevelopment Plan Ward: East Architect/Engineer: Joseph R. Asfour; Alza Design, LLC Variations: Excessive Front Yard/ Insufficient Building Step-back; Insufficient Parking; Insufficient Front Façade Transparency.</p>
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<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>Motion made by Board Member Ceola and second by Board Member Rodriguez to approve the application of 358-359 18th Avenue with condition recorded on record Motion / carried 7-0.</p> <p>Witnesses: <u>Ms Dean – Associate Director of Real Estate</u> <u>Mathew McChesney-Architect</u> <u>Mr. Ardman - Site Engineer</u> <u>Paul Going – Traffic Engineer</u></p> <p>Exhibit's Marked into Evidence:</p>	<p>Preliminary and Final Site Plan Zone: Kent Brenner Springfield Redevelopment Ward: South Architect/Engineer: Merilee Meacock, AIA; KSS Architects, LLP Variations: Insufficient Front Yard (existing condition); Excessive Building Height; Excessive Lot Coverage (both lots); Insufficient Transparency (3 facades); Insufficient Parking; Insufficient Parking Lot Illumination.</p>
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<p><u>A1-Picture condition of site</u> <u>A2- Color site plans</u> <u>A3-Site plans</u> <u>A4-Exterior of building South 17th Street site plans</u> <u>A5-Exterior of building 18th Ave site plans</u> <u>A6-Interior of building site plans</u> <u>A7-Material</u> <u>A8-Rooftop site plans</u></p> <p><u>Question or Concerns from The Public</u> William Rowe- Resident – Opposed of the application concerns recoded on record Ora Davis – Resident -Opposed of the application concerns recorded on record Vernon Riley- Principal – Testimony on behalf of application recorded on record</p>	
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<p>3. CPB16-20 Address: 869-873 Broad Street Block: 57.04 Lot: 138 & 139 Description: The site is an existing 4-story building with retail on the ground floor and offices on the remaining 2nd – 4th floors. The applicant is proposing to convert the vacant office spaces to 37 one and two bedroom apartment units with the first floor retail space to remain.</p> <p>Applicant/Owner: 869 Broad LLC</p> <p><u>APPLICATION ADJOURNED TO HEARING OF JUNE 27, 2016.</u> <u>Witnesses:</u> <u>None</u> <u>Exhibit's Marked into Evidence:</u> <u>None</u> <u>Question or Concerns from The Public</u> None</p>	<p>Preliminary and Final Site Plan Zone: Living Downtown Redevelopment Plan Ward: Central Architect/Engineer: Gerard P. Gesario, P.E./Matthew B. Jarmel, AIA, MBA; Jarmel Kizel Architects and Engineers, Inc. <u>Variances:</u> None</p>
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I. Memorialization of Resolutions

1. 685-718 Dr. Martin Luther King Jr. Blvd – CPB13-48
2. 563-585 18th Avenue – CPB16-21
3. Amendment to Board Attorney's Contract

II. Adjournment

37-39 Jackson Street
869-873 Broad Street

III. Motion to approve the CPB Minutes from May 16, 2016.

Motion by Board Member Oliver and second by Board Member Purdie

IV. Next Central Planning Board Meeting is scheduled for June 27, 2016