

**MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
SPECIAL HEARING OF JUNE 27, 2016
COUNCIL CHAMBER**

Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday June 27, 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) ✓
- **L. Purdie** ✓
- **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

- **A. Amador**
- **A. Jurgelevicius**
- **K. Witcher**

<p>1.</p>	<p>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 AJOURNED TO HEARING OF JULY 11, 2016</u></p>	<p>Amended Final Site Plan Zone: Newark's 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.</p>	<p>CPB16-20 Address: 869-873 Broad Street Block: 57.04 Lot: 138 & 139 Description: In the Living Downtown Redevelopment Plan, proposal to rehabilitate the existing building into a mixed-use building with ground floor retail and 37 residential units on floors two through four (previously occupied by office space).</p> <p>Applicant/Owner: 869 Broad Street LLC</p> <p>Motion made by Board Member Rodriguez and second by Board Member Purdie to approve the application of 869 – 873 Board Street with conditions recorded on record / Motion carried 7-0.</p> <p>Witnesses: Frederick Kincaid – Architect Richard Dunn -VP of Paramount Access – Gave testimony regarding parking recorded on record</p> <p>Exhibit's Marked into Evidence: A1-Area photo A2-Rendering A3- Additional photo</p> <p>Question or Concerns from The Public <i>Joseph Nardone – Resident concerns with parking</i></p>	<p>Preliminary and Final Site Plan Zone: Living Downtown Redevelopment Plan Ward: Central Architect/Engineer: Gerard P. Gesario, P.E./Mathew B. Jarmel, AIA, MBA; Jarmel Kizel Architects and Engineers, Inc. Variations: Insufficient Lot Width; Insufficient Landscaping; Insufficient Loading Area; Signage.</p>
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<p>3. CPB16-22 Address: 361-371 South Street Block: 5088 Lot: 19 & 20 Description: Proposed dual stream recycling center for processing cardboard, paper and commingled recyclables with a lot area of 189,811 SF. On-site 17 car-parking also proposed.</p> <p>Applicant/Owner: YES Recycling, Inc.</p> <p>Motion made by Board Member Ceola and second by Board Member Oliver to adjourned the application of 361-371 South Street to the CPB Hearing of July 11, 2016 / Motion carried 7-0.</p>	<p>Preliminary and Final Site Plan; Conditional Use Zone: I-2 Ward: East Architect/Engineer: Sean M. Savage, P.E. Matrix New World Engineering, P.C. Variations: Excessive Impervious Rear Yard; Excessive Impervious Front Yard; Insufficient Building Transparency.</p>
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<p>4. CPB16-26 Address: 538-546 Broad Street Block: 24 Lot: 29 Description: Proposed rehabilitation and change of use of existing NJ Bell Telephone Building to a mixed-use building consisting of approximately 34,499 Sq. ft. of retail space, 63,886 sq. ft. of commercial space and 267 residential units on the upper floors. Verizon will continue to occupy a portion of the commercial spaces for offices and switching center.</p> <p>Applicant/Owner: 540 Broad Street Owners, LLC</p> <p>Motion made by Board Member Rodriguez and second by Board Member Ceola to approve the application of 538-546 Broad Street with conditions recorded on record / Motion carried 7-0.</p> <p>Witnesses: Jack Inglese -Architect Alex Mariucci – Architect</p> <p>Exhibit's Marked into Evidence: A100 - Site Plans A103 - Site Plans of 3rd Floor A106- Site Plan of Residents Floor</p> <p>Question or Concerns from The Public Ali Watts – Resident concerns are with the flow of traffic and parking</p>	<p>Preliminary Site Plan Zone: Broad Street Station Redevelopment Plan Ward: Central Architect/Engineer: John C. Inglese, AIA, PE, LEED AP; Inglese Architecture & Engineering Variations: Excessive Number of Wall Signs; Excessive Total Area of Wall Signs; Excessive Number of Projecting Signs; Excessive Size of Projecting Sign; Excessive Total Area of Window Signs.</p>
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- I. Memorialization of Resolutions**
563-585 18th Avenue – CPB16-21

- II. Adjournment**
869-873 Broad Street
869-874 37-39 Jackson Street

- III. Motion to approve the CPB Minutes of June 27, 2016.**
Motion by Board Member Rodriguez and second by Board Member Oliver.

- IV. Central Planning Board Meeting is scheduled for July 11, 2016**

CPB Minutes June 27, 2016

MEMBERS VOTING SHEET

MOTION MADE BY BOARD MEMBER Rodriguez *approve*
MOTION SECONDED BY BOARD MEMBER Cooper *7-0*

	<u>BOARD MEMBERS</u>	<u>YES</u>	<u>NO</u>	<u>N.V.</u>	<u>ABSENT</u>
1.	WAYNE RICHARDSON Chairman	✓			
2.	PAUL L. OLIVER, JR Co-Chairman	✓			
3.	AUGUSTO AMADOR				✗
4.	MIGUEL RODRIGUEZ	✓			
5.	JACQUELINE CEOLA	✓			
6.	MARSHALL COOPER	✓			
7.	MICHAEL LOCKETT	✓			
8.	ALEX JURGELEVICIUS				
9.	KALENAH WITCHER				X
10.	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 14th DAY OF July, 2016.

Wayne Richardson
WAYNE RICHARDSON, CHAIR
CENTRAL PLANNING BOARD

Kim Winbush
KIM WINBUSH, SECRETARY
CENTRAL PLANNING BOARD