

**MINUTES  
OF  
THE NEWARK CENTRAL PLANNING BOARD  
REGULAR HEARING OF JULY 11, 2016  
COUNCIL CHAMBER**

***Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday July 11, 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***
- ***A. Jurgelevicius***
- ***M. Lockett***
- ***P. Oliver (V. Chair)***
- ***L. Purdie***
- ***W. Richardson (chair)***
- ***M. Rodriguez***

**Other Present:**

- ***Kim Winbush, Secretary Central PI, Bd.***
- ***Mark Barksdale, Principal Planner, Central PI Bd.***
- ***Daniel F. Becht, Esq, Attorney for CPB.***
- ***Walford Enniss, Recorder***
- ***Beth Tanzosh, Engineering***

**Absent Board Member**

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

1. **WEST WARD MODEL NEIGHBORHOOD INITIATIVE REDEVELOPMENT PLAN IN ACCORDANCE WITH THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (NJSA 40A:12A) OF CERTAIN PROPERTIES WITHIN THE WEST WARD MODEL NEIGHBORHOOD AREA, AN AREA GENERALLY BOUNDED BY SOUTH ORANGE AVENUE TO THE NORTH, 16TH AVENUE TO THE SOUTH, 15TH STREET TO THE EAST AND 18TH STREET TO THE WEST.**

*Motion made by Board Member Jurgelevicius and second by Board Member Oliver to approve and recommend the draft of the West Ward Neighborhood Initiative Redevelopment Plan / Paul Grygrel gave brief overview regarding West Ward Redevelopment Plan recoded on record / Motion carried 8-0.*

2. **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)  
Applicant/Owner: M.R. Apartments, LLC

**Application of 37-39 Jackson Street was withdrawn from the CPB Agenda.**

*Amended Final Site Plan Zone: Newark's River Redevelopment Plan Ward: East  
Architect/Engineer: Joseph R. Asfour, R.A.; Alza Design, LLC*

*Variances: Excessive Front Yard/ Insufficient Building Step-back; Insufficient Parking; Insufficient Front Façade Transparency.*

3. **CPB16-22**  
**Address: 361-371 South Street**  
**Block: 5088 Lot: 19 & 20**  
**Description:** Legalization of an existing 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. Applicant/Owner: YES Recycling, Inc.

*Motion made by Board Member Ceola and second by Board Member Purdie to approved the application of 361-371 South Street  
Preliminary and Final Site Plan; Conditional Use/ East Ward*

*Variances: Excessive Impervious Rear Yard; Excessive Impervious Front Yard; Insufficient Building Transparency / Motion carried 7-0-1.*

**Witnesses:**

*Engineer – Sean Savage*

*Owner – Anthony Giordano gave testimony regarding Dual streams, employee, length business been in existent and Licensing full testimony recorded on record.*

**Exhibit's Marked into Evidence:**

*A1- Site Plans*

*A1-A6 Photo of existing site*

**Question or Concerns from The Public:**

*Drew Cutis – Resident City of Newark – Concerns about trees, air pollution other concerns are recorded on record.*

4. **CPB16-25**  
**Address:** 884-918 Frelinghuysen Avenue  
**Block:** 3775 **Lot:** 1  
**Description:** Proposed interior renovation of an existing 82,300 sq. ft. trucking distribution facility to be leased and used for 150 NJ Transit "Access Link" Shuttle Bus vehicles and 25 automobiles. Proposed alterations to circulation and existing parking area include re-striping of existing paved areas, new parking areas, new ramps, landscaping and signage.  
**Applicant/Owner:** Centerpoint McFreling LLC
- Motion made by Board Member Rodriguez and second by Board Member Ceola to approve the application 884-918 Frelinghuysen Avenue with conditions*
- Preliminary and Final Site Plan; Conditional Use Ward: South Zone: EWR/EWR-S*
- Variances:** *Excessive Front Yard; Excessive Impervious Yard Area; Insufficient Façade Transparency; Insufficient Rear Yard; Excessive Fence Height; Insufficient Parking Lot Landscaping: On-site Tree; Insufficient Parking Lot Landscaping: Landscaped Area; Insufficient Parking Lot Landscaping: Shading; Insufficient Shade Tree Plantings; Excessive Wall-Mounted Light Height; Excessive Illumination at Property Line. / Motion carried 8-0.*
- Witnesses:**  
*Dave Robertson – Architect*
- Exhibit's Marked into Evidence:**  
*A-1 Site Plans*
- Question or Concerns from The Public:**  
*None*

5. **CPB16-24**  
**Address:** 209-235 Chestnut St./18-38 Malvern St.  
**Block:** 948 **Lot:** 21, 23, 27 & 43  
**Description:** The applicant is proposing to move the existing Connect One bank which occupies a space on the ground floor of the existing building on Lot 23, into a newly renovated space within the same building, but fronting on Chestnut Street. The applicant also proposes to renovate the façade of the brick structure on Lot 23, where the bank will be located, and to restripe the existing parking lot in front of Seabra Foods.  
**Applicant/Owner:** Romar Urban Renewal, Inc.
- Application of 209-235 Chestnut Street was adjourned to the CPB Hearing of July 25, 2016**
- Preliminary and Final Site Plan Zone: MX-1 Ward: East*
- Variances:** *Excessive Front Yard; Excessive Side Yard; Insufficient Rear Yard; Excessive Lot Coverage (2 variances); Excessive Front Yard Coverage; Insufficient Building Façade Transparency (4 variances); Primary Entrance Orientation; Insufficient Ground Floor Height; Insufficient Parking Lot Landscaping; Insufficient Parking Lot Trees; Insufficient Loading Spaces; Insufficient Street/Shade Trees; Insufficient Front Yard Trees;*

	<p><i>Insufficient Refuse Area Screening; Excessive Wall Signs; Excessive Monument Sign Height and Area; Non Permitted Monument Sign; Insufficient Lighting at Entrance; Excessive Lighting in Parking Lot; Excessive Light Pole Height.</i></p>
6.	<p><b>CPB16-17</b>  <b>Address: 5-39 Division Street</b>  <b>Block: 26 Lot: 15</b>  <b>Description:</b> The applicant is proposing to subdivide existing lot 15 into two (2) lots. Proposed lot 15.01 is a 322,645 square-foot lot occupied by the existing Bears and Eagles Riverfront Stadium and surrounding landscaping/circulation areas. Proposed lot 15.02 is a 34,008 square-foot lot occupied by the existing four-story parking garage. A 15-foot maintenance easement would be created within lot 15.01 in order to maintain portions of the garage on lot 15.02. Applicant/Owner: Essex County Improvement Authority (ECIA)</p> <p><i>Motion made by Board Member Ceola and second by Board Member Rodriguez to approve Courtesy Review of 5- 39 Division Street</i></p> <p><b>Minor Subdivision Zone: Newark’s Riverfront Redevelopment Plan Ward: Central</b></p> <p><b>Variances: N/A / Motion carried 7-0.</b></p> <p><b>Witnesses:</b>  <b>John Cromie – gave a brief overview regarding application recoded on record</b></p> <p><b>Exhibit’s Marked into Evidence:</b>  <b>None</b></p> <p><b>Question or Concerns from The Public</b>  <b>None</b></p>

- I. Memorialization of Resolutions**  
**869-873 Broad Street – CPB16-20**  
**869-874 538-546 Broad Street – CPB16-26**
- II. Adjournment**  
**209-235 Chestnut St./18-38 Malvern St.- CPB16-24**
- III. Motion to approve the CPB Minutes from June 27, 2016**  
**Motion by Board Member Rodriguez and second by Board Member Cooper**
- IV. Next Central Planning Board Meeting is Scheduled for July 25, 2016**

# Minutes

## MEMBERS VOTING SHEET

*Approved 8-2*

MOTION MADE BY BOARD MEMBER Bo Rodriguez

MOTION SECONDED BY BOARD MEMBER Jurgelevicius

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

### 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 23rd DAY OF July, 2016.

\_\_\_\_\_  
WAYNE RICHARDSON, CHAIR  
CENTRAL PLANNING BOARD

*[Signature]*  
\_\_\_\_\_  
KIM WINBUSH, SECRETARY  
CENTRAL PLANNING BOARD