

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR HEARING OF JULY 25, 2016
COUNCIL CHAMBER
6:30 PM

Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday July 25, 2016.

The meeting of the Central Planning Board was called to order by Chairman Richardson by reading of the "Open Public Meetings 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***
- ***K. Witcher***

Absent Board Member

- ***A. Amador***

Others Present:

- ***Kim Winbush, Secretary, Central Pl. Bd.***
- ***Mark Barksdale, Director, Office of Planning, Zoning & Sustainability***
- ***Daniel F. Becht, Esq, Attorney for Central Pl. Bd.***
- ***Maria Hernandez, Recorder***
- ***John Barree, Consultant Planner, for Central Pl. Bd.***
- ***Beth Tanzosh, Engineering***

1. CPB16-24

Address: 209-235 Chestnut St. & 18-38 Malvern St.

Block: 948 Lot(s): 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.

Preliminary and Final Site Plan / 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; 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. Zone: MX-1 Ward: East / **Architect** Darrell F. Alvarez

Exhibits Marked into Evidence A1- Site Plan

Questions or concerns from the public: None

Motion made by Board Member Jurgelevicius and second by Board Member Oliver to approve the application of 209-235 Chestnut St & 18-38 Malvern St with condition that the applicant agrees to comply with all conditions from staff report items 1- 5 and engineering report. The landscaping will be changed to incorporate 13 new trees along the front and side of location / Motion carried 9-0.

2. CPB16-28

Address: 140-142 Sussex Avenue & 50, 52-54 Newark Street

Block: 2837 Lot: 21, 22, 24, 25

Description: The applicant proposes to build a new 20-unit, mixed-use residential/commercial building on four adjacent vacant lots. Proposed construction is for a four-story building that is 56.5 feet in height with a ground floor area of 6,400 square feet. The ground floor will contain two commercial tenant spaces and two loft apartments. The commercial space with frontage on Sussex Avenue and Newark Street can contain any variety of retail. The smaller commercial space, with frontage only on Newark Street in the southwestern portion of the building is limited to offices, artist studios, and fitness and health clubs. **Applicant/Owner:** MJRG Investments,

Preliminary and Final Site Plan / Variances: Excessive Front Yard Setback; Excessive Fence Height (Refuse Area); Excessive Fence Height (Property Line); Excessive Lighting at Property Line / **Architect** Darrell F. Alvarez

Exhibits Marked into Evidence: A1- Site Plan, A2-Color Photos
Questions or concerns from public: None
Motion made by Board Member Ceola and second by Board Member Rodriguez to approve the application of 140-142 Sussex Ave & 50, 52-54 Newark St - The applicant agrees to comply with all conditions from staff report items 1-7 and engineering report / Motion carried 9-0.

3. CPB16-30

Address: 233-239 Summer Avenue

Block: 561 **Lot:** 1.01, 1.02, 1.03 & 1.04

Description: Proposed construction of four new one-family townhouses.

Applicant/Owner: Imbar Meidani; Meidani, LLC

Preliminary and Final Site Plan Zone: R-3 Ward: Central

Variances: Insufficient Lot Size; Insufficient Lot Width; Insufficient Front Yard; Excessive Lot Coverage; Excessive Fence Height **Architect:** Daniel A. Roma

THE APPLICATION 233 - 239 SUMMER AVENUE WAS ADJOURNED TO THE CPB HEARING OF AUGUST 22, 2016

4. CPB16-31

Address: 350 Springfield Ave & 24 16th Ave.

Block: 257 **Lot:** 12 & 5

Description: The applicant proposes to build a new 4-unit, mixed-use residential/commercial building on the two adjacent vacant lots. Proposed construction is for a three-story building that is 36 feet in height. The ground floor will contain a commercial tenant space, accessible from both Springfield Avenue and 16th Avenue. All apartments will be located on the building's second and third stories.

Applicant/Owner: Hayatt, Inc./City of Newark; **Architect/Engineer:** Ana Sousa,

Preliminary and Final Site Plan Zone: C-2 Ward: Central

Variances: Insufficient Lot Size; Insufficient Lot Width; Excessive Lot Coverage; Insufficient Façade Transparency

Exhibits Marked into Evidence: Site Plan

Question or concerns from the Public: None

Motion made by Board Member Jurgelevicius and second by Board Member Ceola to approve the application of 350 Springfield Ave, with conditions that Applicant agrees to comply with all conditions from staff report items 1-4 and the engineering report / Motion Carried 9-0.

5. CPB16-34

Address: 26-28 Davenport Ave.

Block: 661 Lot: 8

Description: Amended site plan for minor interior alterations and façade changes to the previously approved three-family house. It was previously granted Central Planning Board approval on March 23, 2015. **Applicant/Owner:** Rui Pires; **Architect/Engineer:** Daniel A. Roma, RA; Artek Studio, LLC

Amended Minor Site Plan Zone: R-3 Ward: North

Variances: Insufficient Front Façade Transparency

THE APPLICATION OF 26-28 DAVENPORT AVENUE WAS ADJOURNED TO THE HEARING OF AUGUST 22, 2016

6. CPB16-36

Address: Newark Riverfront Park Phase 3

Block(s): 2028, 2029, 2025 & 2026

Lot(s): 1, 2, 22, 1, 19, 7, 1, 2, 21, 22, 2 & 1

Description: Proposed expansion of Riverfront Park to include seating, bike and pedestrian path, exercise equipment, and lighting. **Applicant/Owner:** City of Newark;

Architect: Lee Weintraub

Variances: N/A

Exhibits Marked into Evidence: Site Plan

Question or concerns from the Public: None

Motion Made by Board Member Ceola and second by Board Member Rodriguez to approve Courtesy Review of the Newark Riverfront Project, The applicant agrees to comply with all conditions provided by Dept. of Engineering and by the City's Surveyor / Motion carried 9-0.

I. Memorialization of Resolutions

West Ward MNI Redevelopment Plan

361-371 South Street CPB16-22

884-918 Frelinghuysen Avenue CPB16-25

5-39 Division Street CPB16-17

II. Adjournments

233-239 Summer Avenue CPB16-30

26-28 Davenport Avenue CPB16-34

III. Motion to approve the CPB Minutes from July 11, 2016.

Motion by Board Member Rodriguez and second by Board Member Jurgelevicius

IV. Next Central Planning Board Meeting is scheduled for August 8, 2016

CPB MINUTES FOR JULY 25, 2016

MEMBERS VOTING SHEET

Approved
9-0

MOTION MADE BY BOARD MEMBER Rudolph

MOTION SECONDED BY BOARD MEMBER Jurgelevicius

	<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	✓			
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 8th DAY OF August, 2016.

Wayne Richardson
WAYNE RICHARDSON, CHAIR
CENTRAL PLANNING BOARD

Kim Winbush
KIM WINBUSH, SECRETARY
CENTRAL PLANNING BOARD