

REVISED MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR HEARING OF AUGUST 22, 2016
COUNCIL CHAMBER
6:30 PM

Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday August 22, 2016.

The meeting of the Central Planning Board was called to order at 6:30 pm by Chairman Richardson by reading of the "Open Public Meetings Act."

ROLL CALL OF BOARD MEMBERS 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, Newark Engineering Dept.*

Next Central Planning Board Meeting is scheduled for **September 12, 2016**

- **BOARD MEMBER MITCHELL WAS PRESENT AT AUGUST 22, CPB HEARING.**

1. CPB16-30 7:01 PM

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 Represented By: Fausto Simoes, of Simoes & Associates, PC

Preliminary and Final Site Plan Zone: R-3 Ward: Central **Testimony By Architect: Daniel A. Roma, RA; Artek Studio, Testimony By Professional Planner: John McDonough, PP.**

Variances: Zone: R-3 Ward: Central

Insufficient Lot Size; Insufficient Lot Width; Insufficient Front Yard; Excessive Lot Coverage; Excessive Fence Height; Excessive Driveways; Insufficient On-Site Trees.

Exhibits Marked into Evidence: A1- Photo final version of the project

A1b - pervious version of the project.

Testimony By Professional Planner: John McDonough gave expert testimony regarding variances and how the project would not be detrimental to the neighborhood. The applicant agrees to donate 2 trees to the City's tree fund.

Question or concerns from public: None

Motion made by Board Member Oliver and second by Board Member Jurgelevicius to approve the application of 223-239 Summer Avenue with conditions. The applicant agrees to donate 2 trees to the City's tree fund. The applicant also agrees to comply with conditions from City's staff report items 1-4, and engineering report items 1-8, water & sewer/ Motion carried 9-0.

2. CPB16-34 6:37 PM

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 Represented By: Susan Rubright, Brach / Eichler, LLC

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

Testimony By Architect: Daniel A. Roma, RA; Artek Studio, LLC Testimony By Professional Planner: John McDonough, PP

Variances: Insufficient Façade Transparency; Excessive Front Yard; Insufficient Side

Yard; Excessive Lot Coverage; Excessive Front Yard Impervious Area; Insufficient Screening for Rooftop Mechanical Equipment.

Exhibits Marked into Evidence A1- Site Plan

Testimony By Professional Planner: John McDonough gave testimony regarding the variances and changes made to the façade.

Question and concerns from the public: None

Testimony given by Owner: Rui Pires Gave testimony as to why there were changes made to material of the exterior of building and the sizes of the bedrooms.

Motion made by Board Member Rodriguez and second by Board Member Purdie to approve the application of 26-28 Davenport Avenue with conditions. The applicant agrees to comply with conditions from the City's staff report items 1-4, engineering report items 1-3, water & sewer report / Motion carried 6-2-2.

3. CPB16-35 7:14 PM

Address: 472-474 Market Street

Block(s): 173 Lot: 3

Description: Proposed two-story addition to an existing three-story building to be used as a mixed use building with 20 apartments and one (1) commercial space

Applicant/Owner: Jacinto Rodriguez; Sumo Prime Corp. Represented By: Fausto Simoes, Simoes & Associates, PC

Preliminary and Final Site Plan Zone: Newark Riverfront Redevelopment Plan Ward: East.

Testimony By: Architect: Daniel A. Roma, RA; Artek Studio, LLC Testimony By Professional Planner: Michael Pessolano of MJP, LLC

Variances: Insufficient Rear Yard; Insufficient Building Set back.

Exhibits Marked into Evidence A1- Rendering, A2 Color Photo

Expert Testimony By Professional Planner: Michael Pessolano gave testimony regarding variances and how the project would not be detrimental to neighborhood

Question or concerns from the public: Diane Santamaria - Resident of the City of Newark, concerned that the project would be a fire hazard and parking.

Daniel Wyley- Resident of the City of Newark, concern is parking.

Drew Curtis – Resident of city of Newark, questioned how may trees would be planted and donated to the City's tree fund.

Nancy Zak- Resident of City of Newark, concern is parking.

Motion made by Board Member Oliver and second by Board Member Rodriguez to approve the application of 472-474 Market Street with conditions, The Applicant is to meet with the CPB Planning Staff and discuss the material for the façade. The applicant agrees to comply with suggested

conditions from staff report items 1-2 and engineering report item 1-17 water & sewer report /Motion carried 7-2.

CPB16-39 [7:51 PM](#)

Address: 156-158 Adams St. & 247 Elm St.

Block(s): 1978 **Lot:** 1, 2 & 39

Description: Proposed new four-story mixed-use building with one (1) commercial space and 11 parking spaces on the ground floor and 18 residential units above.

Applicant/Owner: John J. Duffy; JV Construction & Development, LLC **Represented By:** Fausto Simoes, of Simoes & Associates, PC

Preliminary and Final Site Plan Zone: C-2 **Ward:** East

Testimony by Architect: Daniel A. Roma, RA; Artek Studio, LLC

Variiances: Excessive Lot Coverage; Insufficient Side Façade Transparency.

Exhibits Marked into Evidence A1- Site Plan, A2 Color Photo of the Final Version of the project.

Testimony By Owner Representative: Gerry Vecchic, of JV Construction & Development, Gave testimony regarding how the residents of the property would quality for a parking space.

Question or concerns from the public: None

Motion made by Board Member Jurgelevicius, second by Board Member Purdie to approve the application of 156-158 Adams Street & 247 Elm Street with conditions. The applicant agrees to comply with suggested condition from staff report items 1-2 and engineering report item 1-17 water & sewer /Motion carried 8-0

I. Memorialization of Resolutions

1. 999-1005 Broad Street – CPB16-37
2. 441-459 Avenue P– CPB16-33
3. 23-27 Washington St. & 1-17 James St. – CPB15-72
4. 16-34 North Munn Avenue (aka 30-30A N. Munn Ave) – CPB16-40

II. Adjournment

None

III. Motion to approve the CPB Minutes from August 8, 2016.

Motion by Board Member Lockett, second by Board Member Jurgelevicius

IV. Motion to adjourn the CPB Hearing for August 22, 2016 at 8:15 pm

Motion by Board Member Lockett, second Board Member Rodriguez

V. Next Central Planning Board Meeting is scheduled for September 12, 2016