

MINUTES  
OF  
THE NEWARK CENTRAL PLANNING BOARD  
REGULAR HEARING OF SEPTEMBER 12, 2016  
COUNCIL CHAMBER  
6:30 PM

*Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday September 12, 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)*
- *W. Richardson (Chair)*
- *M. Rodriguez*
- *D. Mitchell*
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**Absent Board Member:**

- *Amador*
- *K. Witcher*
- *L. Purdie*

**Others Present:**

- *Kim Winbush, Secretary, Central Pl. Bd.*
- *Mark G, Barksdale, P.P, Director, Office of Planning, Zoning & Sustainability*
- *Daniel F. Becht, Esq, Attorney for Central Pl. Bd.*
- *Walford Enniss, Recorder*
- *John Barree, Consultant Planner for Central Pl. Bd.*

1. **PROPOSED AMENDMENT TO AN ORDINANCE REINSTATING AND AMENDING THE WAVERLY YARDS REDEVELOPMENT PLAN OF THE CITY OF NEWARK ("REDEVELOPMENT PLAN") AS APPLIED TO BLOCK 5088, LOTS 126.01, 131, 138, 169 AND BLOCK 5090, LOTS 1.01 AND 1.05 ("PROPERTY") AND REAFFIRMING APPLICATION OF THE DEVELOPMENT REGULATIONS SET FORTH IN THE REDEVELOPMENT PLAN 6:34PM**

*Presentation given By John Barree , Consultant Professional Planner for CPB  
Questions or Concerns from the Public: None  
Motion made by Board Member Oliver and second by Board Member Jurgelevicius to approve the proposed Amendment to an Ordinance and Reinstating and Amending the Waverly Yards Redevelopment Plan, The Redevelopment Plan of the City of Newark / Motion carried 8-0.*

2. **CPB16-42 6:37 PM**  
**Address: 233-235 North 12<sup>th</sup> Street**  
**Block: 1944.01 Lot: 49.04**  
**Description:** Applicant proposes to construct a new 5,001 sq. ft. 3-family dwelling on a vacant lot. **Applicant/Owner:** Efren Cueva and Henri Lima, **Representative by:** Fausto Simoes, Esq. **Minor Site Plan Zone:** R- 3 **Ward:** North  
**Testimony By Architect :** Marco Neves, RA NCARB; Neves Architecture & Design, LLC  
**Variiances:** Insufficient Lot Width; Insufficient Façade Transparency; Insufficient On-Site Trees; Insufficient Shade Trees; Excessive Fence Height.

*Exhibits Marked into Evidence: A1 Site Plan  
Questions or Concerns from the Public: None  
Motion made by Board Member Cooper and second by Board Member Oliver to approve the application of 233-235 North 12<sup>th</sup> Street with conditions. The applicant agrees to comply with the condition from CPB staff report items 1-2 and the Engineering report, items 1-14, Water & Sewer Dept, / Motion carried 8-0.*

3. **CPB16-43 6:51 PM**  
**Address: 223-225 & 235-237 Bloomfield Avenue; 161-173 Highland Avenue;**  
**Block(s): 554; Lot: 31 Block(s): 555; Lot: 38, 43, 44, & 45**  
**Description:** Project was previously granted Central Planning Board approval on September 9, 2015 for ground floor dental office and structured parking with three (3) residential units above. Applicant is proposing to change the parking area into a retail space with the ground floor dental office and 3 units above to remain.  
**Applicant/Owner:** 223 Bloomfield Ave RE Associates, LL **Represented by:** Clyde Otis, Esq

**Amended Final Site Plan Zone:** C-2 **Ward:** North  
**Variiances:** Insufficient Shade Trees; Excessive Number of Wall Signs. C Variance

*Exhibits Marked into Evidence: A1 Site Plan  
Question or Concerns from the Public: None  
Presentation given by Representative Clyde Otis, Esq.*

*Motion made by Board Member Jurgelevicius second by Board Member Rodriguez to approve the application of 223-225 & 235-237 Bloomfield Avenue, 161-173 Highland Avenue with conditions. The applicant will donate trees to the City's tree fund. The applicant agrees to comply with the conditions from the CPB staff report item 1-6 and the Engineering report items 1-3, Water & Sewer Dept. / Motion carried 8-0.*

4. **CPB16-32 7:01PM**  
**Address: 851 Mt. Prospect Avenue**  
**Block: 814.01 Lot: 26**  
**Description:** Proposed addition to an existing mixed-use building with medical office on 1<sup>st</sup> floor, medical spa/lab in the basement and (2) residential units on the 2<sup>nd</sup> and 3<sup>d</sup> floors.  
**Applicant/Owner:** Hortensia Kelly **Represented by:** Owner and her Representative did not appear.

**Preliminary and Final Site Plan Zone:** C-2 Ward: North  
**Architect:** Adnan A. Khan, P.E., CME; Asgher Ali Qureshi, LLC  
**Variances:** Insufficient Lot Size; Insufficient Lot Width; Insufficient Ground Floor Height; Excessive Rear Yard Impervious Coverage; Insufficient Façade Transparency; Insufficient Parking Lot Landscaping: Trees; Insufficient Parking Lot Landscaping: Coverage; Insufficient Parking Lot Landscaping: Shade; Non-conforming Fence Placement; Non-conforming Fence Material; Insufficient Illumination in Parking Lot; Excessive Illumination at Property Line.

*Motion made by Board Member Rodriguez and second by Board Member Oliver to withdraw the application for 851 Prospect Ave without prejudice / Motion carried 8-0.*

5. **CPB16-38 7:01 PM**  
**Address: 378 Broad Street**  
**Block: 450 Lot: 19**  
**Description:** Adaptive reuse of an existing 3-story building to be used as a mixed-use building with one (1) ground floor commercial space and five (5) residential units.  
**Applicant/Owner:** Gregg S. Sodini, Esq., Law Offices of Gregg S. Sodini, LLC, **Represented by:** Michael J Lipari Esq.  
**Preliminary and Final Site Plan Zone:** Broad Street Redevelopment Plan Ward: Central

**Architect:** Dave Robinson, RA, PP; SUAD-Studio for Urban Architecture & Design  
**Variances:** Insufficient Shade Trees.

**Exhibits Marked into Evidence:** A1 Site Plan  
**Question or Concerns from the Public:** Elaine Davis, Newark resident, concerned there's are not enough parking spaces.  
Mr. Ropper Newark resident, concerned about parking.  
**Testimony by Owner:** Peter Hirsch gave testimony regarding parking and answer question regarding studio apt on the ground floor of property with one way in and out.  
**Motion made by Board Member Oliver and second by Board Member Rodriguez to approve the application of 318 Broad Street with conditions, the applicant agrees to**

*comply with the CPB staff report items 1-4 and Engineering Dept. report, items 1-3.  
Motion carried 8-0*

*I. Memorialization of Resolutions*

- 1. 233-239 Summer Avenue – CPB16-30*
- 2. 26-28 Davenport Avenue– CPB16-34*
- 3. 472-474 Market Street – CPB16-35*
- 4. 156-158 Adams St. & 247 Elm Street– CPB16-39*
- 5. Waverly Yards Redevelopment Plan Amendment*

*II. Adjournment*

*851 Mt. Prospect Avenue*

*III. Motion to Revise the August 22, 2016 CPB Minutes.*

*Board Member Mitchell was present at the CPB Hearing of August 22, 2016.*

*IV. Motion to approve the CPB Minutes of August 22, 2016.*

*Motion by Board Member Oliver second by Board Member Rodriguez*

*V. The CPB Meeting for September 12, 2016 adjourned at 7:40 pm*

*VI. Next Central Planning Board Meeting is scheduled for September 26, 2016*