

MINUTES  
OF  
THE NEWARK CENTRAL PLANNING BOARD  
REGULAR HEARING OF October 24, 2016  
COUNCIL CHAMBER  
6:30 PM

*Minutes for Regular Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday October 24, 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*
- *M. Lockett*
- *W. Richardson (Chair)-*
- *A. Amador*
- *A. Jurgelevicius*
- *P. Oliver*
- *K. Witcher*

**Absent Board Member:**

- *D. Mitchell*
- *L. Purdie*
- *M. Rodriguez*

**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.*
- *Maria Hernandez, Recorder*
- *John Barree, P.P. AICP, Consultant Planner for Central Pl. Bd.*

1. **CPB 16-44 6:50 PM**  
**Address: 222-236 Vanderpool Street /233-287 Miller Street/60-80 Avenue B and 60-80 Avenue B Rear/208-234 & 219-233 Washington Street**  
**Block(s): 1171; 1172; 1176; 1177 Lot: 1; 1 & 25; 25; 40 & 58 (respectively)**  
**Description:** The applicant is proposing a single story warehouse building which will be 290,063 square feet in area. The proposed development will have 74 vehicular parking spaces, 79 Trailer Parking Spaces, and 64 loading bays. As a part of this application, most of the existing improvements & footprints of the previous developments on the property will be demolished or removed. **Applicant/Owner:** PSIP Penford Vanderpool Street, LLC/Cookson Pigments, Inc.  
**Represented by:** Michael Oliveria, Esq.  
**Preliminary and Final Site Plan** Zone: I-2Ward: East  
**Architect/** Kevin L. Haney; Maser Consulting P.A.; Robert Gascoyne, Maser Consulting P.A.  
**Professional Engineer:** Daniel Busch, of Maser Consulting P.A.  
**Variances:** Insufficient Front Yard Setback; Excessive Front Yard Impervious Coverage; Insufficient Parking Lot Landscaping; Insufficient Front Façade Transparency; Insufficient Parking Lot Trees; Insufficient Parking Lot Tree Cover; Insufficient Front Yard Trees; Insufficient Shade Trees; Excessive Lighting at Property Line; Excessive Lighting at Sidewalk; Excessive Lighting at Parking Lot; Excessive Light Mounting Height; Excessive Fence Height.  
**Exhibits Marked into Evidence:** A1 Rendering, A2 Area Photograph , A3 Site Plan  
**Environmental Consultant,** Robert Gascoyne, gave testimony regarding the environmental condition of the site  
**Professional Engineer,** Daniel Busch, gave testimony regarding the site location and size  
**Questions or Concerns from the Public:** Cynthia Mellon concerns  
Drew Curtis Newark resident feel the applicant should make donation to Iron Bound Area  
**Motion made by Board Member Amador and seconded by Board Member Jurgelevicius to approve the application of 22-236 Vanderpool Street with conditions. The applicant agrees to donate 250K to City of Newark , Iron Bound Area, The applicant agrees to comply with the conditions from CPB staff report items 1- 6 and the Engineering report, items 1-16, Water & Sewer Dept., / Motion carried 7-0.**

2. **CPB16-45 6:48 PM**  
**Address: 396-373 Third Avenue West**  
**Block: 1955 Lot: 30**  
**Description:** The applicant is proposing to subdivide the existing lot 6,000 square foot lot into a 2,500 square foot lot, and a 3,500 square foot lot. The proposed subdivision will create two conforming lots, one on which a two-family residence will be constructed, and the other on which a three-family residential building will be constructed.  
**Applicant/Owner:** Luis Vagueiro  
**Preliminary and Final Site Plan; Minor Subdivision** Zone: R-3 Ward: North  
**Architect/Engineer:** Daniel A. Roma, RA; Artek Studio, LLC  
**Variances:** Insufficient Front Yard Setback; Excessive Front Yard Impervious Coverage; Excessive Lot Coverage by Buildings; Insufficient Façade Transparency; Insufficient On-Site Trees; Insufficient Shade Trees; Excessive Illumination at the Property Line; Insufficient Screening for Mechanical Equipment.

[APPLICATION OF 396-373 THIRD AVENUE WEST AJOURNED WAS TO THE HEARING OF NOVEMBER 07.2016](#)

3. [CPB16-26 7:54 PM](#)  
**Address:** 538-546 Broad Street  
**Block:** 24 **Lot:** 29  
**Description:** Proposed rehabilitation and change of use of existing NJ Bell Telephone (Verizon) Building to a mixed-use building consisting of approximately 34,499 Sq. ft. of retail space, 63,886 sq. ft. of commercial space and 265 residential units on the upper floors. Verizon will continue to occupy a portion of the commercial spaces for offices and switching center.  
**The Central Planning Board previously granted Preliminary Site Plan approval and related variances on June 27, 2016.**
- Applicant/Owner:** 540 Broad Street Owners, LLC **Represented by:** Marsha Moore, Esq.  
**Final Site Plan Zone:** Broad Street Station Redevelopment Plan **Ward:** Central  
**Architect:** Jack Inglese, AIA, PE, LEED AP; Inglese Architecture & Engineering  
**Variances:** 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.  
**Exhibits Marked into Evidence:** A1 Site Plan  
**Questions or Concerns from the Public:** Drew Curtis, Newark resident concerned about the number of affordable units will be available, Eric Martindale, Newark resident concerned how many units will be affordable and for how long  
**Testimony by Owner:** John Cortell, gave testimony regarding the of the project  
**Motion made by Board Member Celoa and seconded by Board Member Cooper to approve the application of 538-546 Broad Street, with conditions. The applicant agrees to comply with the conditions from Newark CPB staff report items 1-5 and the Engineering report, items 1-5, Water & Sewer Dept., / Motion carried 7-0.**

4. [CPB16-41 6:49 PM](#)  
**Address:** 203-221 Meeker Avenue  
**Block:** 3546.01 **Lot:** 1  
**Description:** The applicant is proposing to renovate and rehabilitate the existing 25 story vacant high-rise residential building (formerly known as Carmel Towers) which appears to be in disrepair. The building comprises + 208, 154 square feet and consists of 216 units.  
**Applicant/Owner:** Essex Lake Associates, LLC  
**Preliminary Site Plan Zone:** R-6 **Ward:** South  
**Architect/Engineer:** Theodore S. Hammer, RA; Halsey, McCormack & Helmer, Inc. dba Mancini Duffy  
**Variances:** Excessive Building Height; Excessive Building Coverage; Excessive Front Yard Impervious Coverage; Insufficient Front Yard and Side Yard Set Back; Insufficient Parking.  
[APPLICATION OF 203-221 MEEKER AVENUE AJOURNED WAS TO THE HEARING OF NOVEMBER 07.2016](#)

5. CPB- 16-51 8:22 PM  
Address: 391-431 South Street  
Block: 5088 Lot: 146, 148, 150, 152 & 153  
Description: Proposal to demolish the existing two-story commercial garage as well as the two adjacent warehouse buildings recently damages by a fire. The commercial garage will be reconstructed and will contain a truck repair facility, a locker room, and associated mechanic's office and training space.  
Applicant/ Owner: South Street Realty, Inc./ Kearny Steel Container Corp.; South Bridge Realty, LLC; Manny & MGA, LLC; South Street Realty, Inc. **Represented by:** Elnardo J. Wester, Esq.  
Preliminary and Final Site Plan Zone: I-2 Ward: East  
Architect/: Nicholas Netta AIA; Netta Matrix New World / **Professional Engineer:** Mark S. Cifelli, P.E.; Matrix New World of  
Variances: Excessive Maximum Impervious Paved Yard Coverage: Front and Rear Yards; Insufficient Minimum Building Transparency  
Exhibits Marked into Evidence: A1 Area overview of site A2- Site location, A3-  
Questions or Concerns from the Public: Michael Molina Newark resident, concerned if project would be a fire hazard,  
Molly Greenberg Newark resident, concerned about the lack of an emergency evacuation plan  
Testimony by Owner: Michael Verzaleno, gave testimony regarding day to day operation of the business and the number of employee  
Motion made by Board Member Ceola and seconded by Board Member Amador to approve the application of 391- 431 South Street with conditions, Applicant agrees to donate \$20,000.00, to City of Newark tree fund. The applicant agrees to comply with the conditions from the Newark CPB staff report items 1-6 and the Engineering report, items 1-6, and Water & Sewer Dept. / Motion carried 7-0.

6. CPB- 16-52 9:02PM  
Address: 173-269 Doremus Avenue  
Block: 5016 & 5016.01 Lot: 1, 3, 6 & 30 10 & 20  
Description: Complete redevelopment of the entire 39.32 acre site with a new 871,928 sq. ft. warehouse inclusive of offices and mezzanine.  
Applicant/ Owner: Morris Doremus Avenue Associates Urban Renewal, LLC/Pitt-Consol Chemical Company **Represented by:** Steven J. Tripp, Esq  
Preliminary and Final Site Plan Zone: I-3 Ward: East  
Architect: Eric Ballou, P.E.; InSite Engineering  
Variances: Excessive Maximum Lot Coverage; Excessive Maximum Impervious Paved Yard Coverage; Insufficient Minimum Building Transparency  
Exhibits Marked into Evidence: A1 Rendering A2 Area Photo A3 Area Photo, A4 Elevations  
Questions or Concerns from the Public: Molly Mellon Newark resident concerned with air pollution coming from the diesel trucks  
Motion made by Board Member Ceola and seconded by Board Member Amador to approve the application of 173-269 Doremus Avenue with conditions. Applicant agrees to donate to City of Newark tree fund and to reserve green space for employee. The applicant agrees to comply with the conditions from CPB staff report items 1-8 and the Engineering report, items 1-14, and Water & Sewer Dept., /

<i>Motion carried 6-0.</i>
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- I. *Memorialization of Resolutions*  
*851 Mt. Prospect Street – CPB-16-32*  
*391-431 South Street- CPB-16-51*
- II. *Adjournments*  
*396-373 Third Avenue West*  
*203-221 Meeker Avenue*
- III. *Motion to approve the CPB Minutes of October 03, 2016*  
*Motion made by Board Member Ceola and seconded by Board Member Amador*
- IV. *Motion to approve the CPB Minutes of October 17, 2016*  
*Motion made by Board Member Richardson and seconded by Board Member Lockett*
- V. *Board Member Ceola motion to adjourn the CPB Hearing of October 24, 2016 at 9:54 pm.*
- VI. *Next Central Planning Board Meeting is scheduled for November 7.2016*