

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF November 07, 2016
COUNCIL CHAMBER
6:30 PM

Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday November 07, 2016.

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

ROLL CALL OF BOARD MEMBERS PRESENT:

- ***W. Richardson (Chair)***
- ***A. Jurgelevicius***
- ***D. Mitchell***
- ***J. Ceola***
- ***L. Purdie***
- ***M. Cooper***
- ***M. Lockett***
- ***M. Rodriguez***

Absent Board Members:

- ***A. Amador***
- ***P. Oliver***

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. **CPB16-45 6:42 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 **Represented by:** Fausto Simoes Esq.
Preliminary and Final Site Plan; Minor Subdivision Zone: R-3 Ward: North
Architect/: 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.
Exhibits Marked into Evidence: A1 Computer Rendering, A2 - Site Plans
Questions or Concerns from the Public: None
Motion made by Board Member Cooper and seconded by Board Member Rodriguez to approve the application of 396-373 Third Avenue with conditions. The applicant agrees to donate the cost of 5 trees to the City of Newark tree fund. The applicant agrees to comply with conditions from CPB staff report items 1-6, and the Engineering Dept. report, items 1-6, Water & Sewer Dept. / Motion carried 9-0.

2. **CPB16-41 6:57 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 **Represent by :** Jennifer Carrillo-Perez, Esq.
Preliminary Site Plan Zone: R-6 Ward: South
Architect/ Theodore S. Hammer, RA; Halsey, McCormack & Helmer, Inc. dba Mancini Duffy
Traffic Engineer: Joseph Staigar P.E. Dynamic Engineering
Variances: Excessive Building Height; Excessive Building Coverage; Excessive Front Yard Impervious Coverage; Insufficient Front Yard and Side Yard Set Back; Insufficient Parking.
Exhibits Marked into Evidence: A1 Rendering, A2 Color Site Plan, A3- Color Rendering
Professional Engineer : Joseph Staigar, gave testimony regarding traffic and parking spaces
Questions or Concerns from the Public: Eric Martindale, affiliated with Newark Tenants United, concerned if the project will provide affordable units, and if the project will be wired for high tech, and if the applicant is affiliated with the last owner.
Motion made by Board Member Jurgelevicius and seconded by Board Member Purdie to approve the application of 203-221 Meeker Avenue with conditions. The applicant agrees to comply with the conditions from CPB staff report items 1-4, and the Engineering Dept. report items 1-12, Water & Sewer Dept. / Motion carried 8-1.

3. **CPB16-55 6:34 PM**
Address: Newark Riverfront Park Phase 4
Project Area 1 - Bridge Street to Madison Street
Project Area 2 - East Ferry
 Block: 1; Lots: 24, 30, 46 & 60
 Block: 2; Lots: 15, 27 & 29
 Block: 3; Lots: 1 & 13
 Block: 4; Lots: 1, 9 & 119
 Block: 130; Lots: 1, 12, 29 & 47
 Block: 133; Lot: 1
 Block: 134; Lot: 10
 Block: 169.01; Lots: 58, 60, 70, 71 & 75
 Block: 170; Lots: 1, 15 & 20
 Block: 171; Lots: 1, 6, 8, 11, 40, 41 & 42
 Block: 172; Lots: 1, 3, 31, 33 & 35
 Block: 2442; Lot: 1
- Description:** Proposed expansion of Riverfront Park in two project areas. Proposed Project Area 1 consists of the development of additional park amenities, and a promenade to connect to the previously developed phases of the riverfront development projects. Project Area 2 will include a skate park area, a splash pad, and landscaping area.
- Applicant/Owner:** City of Newark **Represented by:** Gerard Haizel, P.P., Nishuane Group
Site Plan Courtesy Review Zone: Newark's River Redevelopment Plan, Ward: Central & East
Landscape Architect: James Corner; James Corner Field Operations
- Variances:** N/A
- Exhibits Marked into Evidence:** None
- Questions or Concerns from the Public:** None
- Motion made by Board Member Purdie and seconded by Board Member Jurgelevicius to approve the Courtesy Review of the Newark Riverfront Park Phase 4.**
- Presentation given by Gerard Haizel / Motion carried 9-0.**

4. **CPB16-50 7:33 PM**
Address: 915-933 Broad Street
Block: 93 Lots: 29
Description: The applicant is proposing a five story mixed-use commercial-residential building with a surface parking lot for residential tenants. There will be 9,058 sq. ft. of ground floor retail space fronting Broad Street and 4 studio apartments, 68 one-bedroom apartments and 4 two-bedroom apartments on the floors above. Of the apartments, 55% will be affordable for households with incomes up to 60% of Area Median Income and 45% will be rented at market rate.
- Applicant/Owner:** Matthew Gross; Broad Hill Partners LLC/ Newark Housing Authority
Represented by: Jennifer Carrillo-Pérez, Esq.
Preliminary and Final Site Plan Zone: Living Downtown Redevelopment Ward: Central

Architect: Jerry Roller, RA; JKRP Architects/ Allison Ferrante, PE and John C. Ferrante, P.E., LSRP; E2 Project Management LLC

Variances: *Insufficient Off-Street Parking; Insufficient Parking Stall Width; Insufficient Landscaped Parking Area; Insufficient Trees in Parking Area; Insufficient Front Facade Ground-floor Transparency; Excessive Lighting*

Exhibits Marked into Evidence: A1 Site Plan

Questions or Concerns from the Public: None

Co- Owner: Adina Bayoh, gave testimony asking why a 5-story building is being developed with 86 units, and expressed concerns about the detriment this project will have on traffic in the area

Motion made by Board Member Purdie and seconded by Board Member Ceola to approve the application of 915-933 Broad Street with conditions. The applicant agrees to donate to the City of Newark tree fund. The applicant agrees to comply with the conditions from the CPB staff report items 1-3 and the Engineering Dept. report items 1-10, Water & Sewer Dept./ Motion carried 9-0.

I. Memorialization of Resolutions

1. 222-236 Vanderpool Street /233-287 Miller Street/60-80 Avenue B and 60-80 Avenue B Rear, 208-234 & 219-233 Washington St- CPB-16-44
2. Broad Street – CPB16-26
3. 173-269 Doremus Avenue – CPB16-52

II. Adjournments

None

III. Motion to approve the CPB Minutes from October 24, 2016.

Motion made by Board Member Lockett and seconded by Board Member Jurgelevicius

IV. Motion to adjourn the CPB Hearing of November 07, 2016 at 8:15 pm.

Motion by Board Member Purdie and seconded by Board Member Rodriguez

V. Next Central Planning Board Meeting is scheduled for November 21, 2016.