

MINUTES
OF
THE NEWARK CENTRAL PLANNING BOARD
REGULAR PUBLIC HEARING OF November 21, 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 21, 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. Rodriguez*
- *K. Witcher*

Absent Board Members:

- *A. Amador*
- *M. Lockett*
- *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.*
- *Walford Enniss, Recorder*
- *John Barree, P.P., AICP, Consultant Planner for Central Pl. Bd.*

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| 1. | <p>SOUTH BERGEN STREET REDEVELOPMENT PLAN IN ACCORDANCE WITH THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (NJSA 40A:12A) OF CERTAIN PROPERTIES ON BERGEN STREET, COMPRISING AN AREA GENERALLY BOUNDED BY MADISON AVENUE TO THE NORTH AND WEEQUAHIC AVENUE TO THE SOUTH. <u>6:35 Pm</u>
 <i>Presentation given by John Barree, P.P. Consultant for the City of Newark CPB. Motion made by Board Member Purdie and seconded by Board Member Jugelevicius to approve the South Bergen Street Redevelopment Plan / Motion carried 8-0.</i></p> |
| 2. | <p>CPB16-53 <u>6:42 PM</u>
 <i>Address: 86-144 Hayne Avenue</i>
 <i>Block: 5088.01 Lot: 126.01</i>
 <i>Description: The applicant is proposing a 35.49 acre surface parking lot with 3,282 spaces for employees of United Airlines.</i>
 <i>Applicant/Owner: Hartz Mountain Industries, Inc. Represented by: Michael Oliveira, Esq. Preliminary and Final Site Plan Zone: Waverly Yards Redevelopment Plan Ward: South Engineer: Greg Oman, P.E.; Menlo Engineering Associates, Inc.</i>
 <i>Variances: Insufficient Parking Lot Landscaping; Insufficient Shade/Ornamental Trees in Parking Lot; Insufficient Front Yard Trees; Insufficient Shade Trees; Excessive Lighting at Property Line; Excessive Lighting in Surface Parking; Excessive Light Pole Height; Excessive Fence Height.</i>
 <i>Exhibits Marked into Evidence: A1-Area Photo, A2- Site Plan</i>
 <i>Professional Engineer: Greg Oman, gave testimony regarding the application and how it would be beneficial to the City of Newark</i>
 <i>Question from the Owner: Andrew Dolphine, Manager for United Airlines gave testimony regarding the jobs this project will bring into the City of Newark</i>
 <i>Questions or Concerns from the Public: None</i>
 <i>Motion made by Board Member Rodriguez and seconded by Board Member Cooper to approve the application of 86-144 Haynes Avenue, with conditions. The applicant agrees to plant 241 trees at the site and 173 trees at another site east of the property. The applicant agrees to comply with conditions from CPB staff report items 1-2, and the Engineering Dept. report, items 1-7, Water & Sewer Dept, /Motion carried 8-0.</i></p> |

I. Memorialization of Resolutions

- 1. 396-373 Third Avenue West – CPB16-45*
- 2. 203-221 Meeker Avenue – CPB16-41*
- 3. Newark Riverfront Park Phase 4 – CPB16-55*
- 4. 915-933 Broad Street – CPB16-50*

II. Adjournments

- None

III. Motion to approve the CPB Minutes of November 07, 2016.

Motion by Board Member Rodriguez and seconded by Board Member Jurgelevicius

IV. Motion to adjourn the CPB Hearing of November 21, 2016.

Motion by Board Member Rodriguez and seconded by Board Member Jurgelevicius

V. Next Central Planning Board Meeting is scheduled for December 19, 2016.