

**MINUTES**  
**OF**  
**THE NEWARK CENTRAL PLANNING BOARD**  
**REGULAR PUBLIC HEARING OF June 26, 2017**  
**COUNCIL CHAMBER**  
**6:30 PM**

***Minutes for Regular Public Meeting of the Central Planning Board, City of Newark, New Jersey, Held on Monday June 26, 2017.***

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

**ROLL CALL OF BOARD MEMBERS PRESENT:**

- ***A. Amador***
- ***M. Cooper***
- ***P. Oliver (V.Chair)***
- ***W. Richardson (Chair)***
- ***M. Rodriguez***

**Absent Board Members:**

- J. Ceola***
- ***A. Jurgelevicius***
  - ***M. Lockett***
  - ***D. Mitchell***
  - ***L. Purdie***
  - ***K. Witcher***

**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.***

**1. CPB15-81 6:40 PM**  
**Address:** 498-544 West Market Street  
**Blocks:** 1869; 1868 **Lots:** 22; 9.01-9.04, 14, 16, 17, 19, 21, 23, 25 and 27  
**Description:** Courtesy review for an amended site plan for Essex County Vocational School. Existing parking lot to be used as an outdoor activity area. Plans also include a new smaller parking lot.  
**Applicant/Owner:** Essex County Improvement Authority **Represented by:** Jerry Rebino  
**Courtesy Review**  
**Ward:** West  
**Architect/Engineer:** Germano Rubino, AIA and Joseph Di Cara, AIA; Di Cara | Rubino Architects  
**Variations:** N/A

**Exhibits Marked into Evidence:** A1-Site plan, A2- color rendering of the completed project  
**Engineering:** Bryant Intindola P.E; Neglia Engineering Associates, Gave presentation regrading school playground  
**Questions or Concerns from the Public:** Carla Robinson, Newark resident concerned with parking, Carolyn Banbara, Newark resident concerned about the parking once project is completed, Carmine Cicurillo, Newark resident approved of the project.  
**Motion made by Board Member Rodriguez and seconded by Board Member Oliver to approve the Courtesy review of 498-544 West Market Street, / Motion carried 5-0.**

**2.** Proposal for an amendment to the Newark Zoning and Land Use Regulations for the creation of a new zoning district: Mx-3 Mixed-Use Residential/ Commercial (High Density). The proposed MX-3 zoning district will replace the R-5 Residential Mid-Rise Multifamily zoning district within a half (1/2) mile of Newark Penn Station to allow for a blend of high density residential and commercial uses in the same building or district. The new district's bulk standards will allow for taller buildings – up to fifteen (15) stories high with a minimum lot area per dwelling unit as low as one hundred thirty (130) square feet, depending on unit mix. MX-3 zoning will also allow for town homes up to three (3) stories high, low-rise multi-family housing up to (4) four stories high, mid-rise multi-family buildings up to eight (8) stories high and high-rise multi-family buildings up to fifteen (15) stories high. Commercial development in the MX-3 zone will allow for ground-floor commercial uses with commercial or residential uses above. **7:04 PM**

**Presentation given by John Barree, P.P., Consultant Planner for Central Planning Board regrading proposal for an amendment to the Newark Zoning and Land Use Regulations for the creation of a new zoning district, MX-3 Mixed-Use Residential / Commercial**  
**Questions or Concerns from the Public:** Carmine Cicurillo, Newark resident opposed to creating a new zoning district in the east ward.  
Andrew West, Newark resident opposed project. James Powell, Newark resident opposed of project no new zone in east ward  
Nancy Zack, Newark resident opposed to changing zone in the east ward  
Lisa Scorsolinie, Newark resident opposed to the project  
James Corbett, Newark resident opposed to the project  
Melissa Miles, Newark resident opposed to changing zone in the east ward  
**Motion Made by Board Member Amador and seconded by Board Member Cooper to defer application until the community has a chance to meet with the planning board staff. / Motion carried 5-0.**

- 3.** *Proposal for the 21<sup>st</sup> amendment to the Kreuger-Scott Mansion/Old 3<sup>rd</sup> Ward redevelopment plan to include a new land use category, "Maker Village", and corresponding regulations. "Maker Village" replaces the previous land use district for Block 2508, Lots 18-22, 29, 34, 43, 46, 47, and 52. In addition, Block 2507, Lots 49-54 have been added to the "Semi-Public" land use district and the permitted uses for "Semi-Public" land use district have been modified. All other portions of the land use map remain unchanged from the previous amendment. 6:52PM*

*Presentation given by John Barree, P.P., Consultant Planner for Central Planning Board regrading proposal for the 21<sup>st</sup> amendment to the Old 3<sup>rd</sup> Ward Urban Renewal Plan/Kreuger – Scott Mansion*

*Questions or Concerns from the Public: Bill Chappell, Newark resident approve of the project he hopes the mansion can be preserve,*

*Brandon Mohoney approves of the project, concerned if the Mansion will be preserved.*

*Motion made by Board Member Amador and seconded by Board Member Cooper to approve the Courtesy review of the Kreuger-Scott Mansion / Motion carried 5-0.*

- 4.** *A recommendation to the governing body for two properties (Block 3660, Lot 11 – 1057-1059 Bergen Street and Block 3661, Lot 3 – 1037-1047 Bergen Street) set forth in the Planning Board's preliminary investigation and report to be determined, or not to be determined, to be an "area in need of redevelopment". 7:01 PM*

*Presentation given by John Barree, P.P., Consultant Planner for Central Planning Board regrading Bergen Street, preliminary blight investigation of properties to determine whether they should be designated as an area in need of redevelopment*

*Questions or Concerns from the Public: None*

*Motion made by Board Member Rodriguez and seconded by Board Member Purdie to approve the recommendation / Motion carried 5-0.*

**I. Memorialization of Resolutions**

- 1. 209-221 Central Ave CPB17-14**
- 2. 169-175 Miller Street CPB17-15**

**II. Adjournments**  
*None*

**III. Motion to approve the CPB Minutes of June 12, 2017**  
*Motion by Board Member Rodriguez and seconded by Board Member Purdie*

**IV. Next Regular Central Planning Board Meeting is scheduled for July 10, 2017**