

**MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
MARCH 27, 2014
COUNCIL CHAMBERS
7PM**

CHAIRPERSON MARGARET EL CALLED TO ORDER THE MEETING OF THE BOARD OF ADJUSTMENT BY READING THE "OPEN PUBLIC MEETING ACT".

ROLL CALL OF COMMISSIONERS:

PRESENT

**Charles Auffant (7:10pm)
Terence Baine
Osvaldo Geronimo
Anton L. Lendor
Pedro Massieu
Julius Montford (7:11pm)
Rose Marie Ruivo
Malik Arbubakrr
Margaret J. El**

ALSO PRESENT

**Ade Afolabi, Zoning Officer
N'dela Costley, Acting Board Secretary
Walford Ennis, Recording Secretary
Angelo Cifelli, Board Attorney**

Pending Application:

4-14-A Ward: South
PREMISES: 1143-1145 Bergen Street
APPLICANT: Sigmond Daughety
TO PERMIT: In the First Residential District, proposed addition and interior alterations to an existing single family to be converted into a two family dwelling. Two family dwelling are not permitted in R1 District. **Seeking Use Variance; C Variances for insufficient lot area, insufficient lot width and insufficient rear yard setback. Postponed March 13, 2014 due to a deficient notice. Martha Brazoban, Architect and Sigmond Daughety appeared before the Board. There were two objectors present. A motion was made by Commissioner Ruivo and seconded by Commissioner Arbubakrr to Deny this application. Motion carried 6-0.**

New Applications:

5-14-D Ward: Central
PREMISES: 130-132 Court Street
APPLICANT: PCF Ridgewood, LLC
TO PERMIT: In the Old Third World Redevelopment Plan Area/R4, proposed conversion of two existing rooming houses into two 2 family dwellings. Project does not meet the requirements of the Zoning Regulations. **Seeking C Variances for no on-site parking, insufficient lot area, insufficient lot width, insufficient glazing and exceeding permitted building height. Marsha Moore, Esq., Jeffrey V. Lewis, Architect and John McDonough, Principal Planner appeared before the Board. There were two objectors present. A motion was made by Commissioner Lendor and Commissioner Geronimo to approve this application with conditions. Motion carried 7-0. Preliminary and Final Site Plan approved 7-0.**

- **Applicant agreed to comply with the comments # 1-10 outlined in the Planner's Staff Report dated March 25, 2014.**
- **Basement study cannot be converted into a bedroom.**
- **Storage room in basement cannot be converted into a bathroom.**

5-14-C Ward: South
PREMISES: 94-120 Frelinghuysen Avenue
APPLICANT: 98 Frelinghuysen Real Estate Urban Renewal Entity, LLC
TO PERMIT: In the Second Industrial District, proposed four story addition for a hotel with 123 guest rooms, a banquet hall and bar on top of an existing eight story parking facility. Hotels are not permitted in the I2 District. Exceeds maximum permitted height. **Seeking Use Variance; D⁵ for exceeding max**

permitted height; C Variances for exceeding number of signs and sign area. Preliminary and Final Site Plan approval required. George Garcia, Esq., Scott Monroe, Architect and John McDonough, Principal Planner appeared before the Board. There were no objectors present. A motion was made by Commissioner Montford and seconded by Commissioner Geronimo to approve this application with conditions. Motion carried 7-0. Preliminary and Final Site Plan approved 7-0.

- Applicant agreed to comply with the directives from the Dept. of Engineering and the Div. of Water/Sewer Utilities.
- Applicant agreed to comply with comments #1-11, 13-18 outlined in the Planner's Staff report dated March 27, 2014.

Memorialization

4-14-B 2-12 Renner Avenue
4-14-C 114-118 Monroe Street

Adjournment

Next Special Hearing: April 3, 2014
Next Regular Meeting: April 10, 2014