

**MINUTES  
OF  
THE NEWARK BOARD OF ADJUSTMENT  
REGULAR HEARING  
JULY 10, 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**

**Oswaldo Geronimo  
Julius Montford  
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**

**NOT PRESENT**

**Charles Auffant  
Terence Baine  
Anton L. Lendor  
Pedro Massieu**

Pending Applications:

APPEAL NO: 7-14-C  
WARD: East  
PREMISES: 20-26 Bruen Street  
APPLICANT: Nino Perira  
TO PERMIT: In the First Industrial District, proposed creation of a paid public parking lot with 75 parking spaces. Paid Public Parking Lots are prohibited in I1 Zone. **Seeking D' Use Variance; Sign Variance and Lighting Variance. Preliminary and Final Site Plan approval required. Postponed April 10, 2014 and May 22, 2014. Application was revised to reduce the number of parking spaces from 75 to 73 and to increase the landscape area from 7.59% to 11.58%. The applicant requested an adjournment since there were only five board members present. There were 40 objectors present of which one objector is represented by Renee Steinheigen, Esq. There were six proponents present. Application adjourned to September 11, 2014.**

APPEAL NO: 9-14-A  
WARD: South  
PREMISES: 963-991 Frelinghuysen Avenue  
APPLICANT: Comprehensive Wireless LLC  
TO PERMIT: In the First Industrial District, proposed installation of antennas and equipment on an existing multi-family building. Project does not conform to the Conditional Use Standards. Antennas and poles must be mounted on a flat surface; mounting height cannot exceed 12 feet measured from the edge of the surface. **Seeking D<sup>3</sup> Variance for failure to meet conditional use standards. C Variances for wall projection, not flush mounted and not camouflaged. Postponed May 22, 2014. The applicant requested an adjournment since there were only five board members present. There were no objectors present. Application adjourned to August 14, 2014.**

New Applications:

Appeal No: 12-14-A  
Ward: East  
Premises: 134 Pacific Street  
Applicant: Patricia Alulema  
To Permit: In the First Industrial District, proposed change of use from a mixed use structure into a residential structure by converting existing commercial unit on the ground floor into a residential unit and 51 square foot addition to the first floor and 413 sq. ft. addition to the 2<sup>nd</sup> and 3<sup>rd</sup> floor to be used as a three family dwelling on 1,751 square foot lot. Project does not meet the requirements of the Zoning Regulations. **Seeking D Variance for**

insufficient lot area per family; C Variances for insufficient lot area, insufficient lot width, rear yard and parking. Preliminary and Final Site Plan approval required. The applicant requested an adjournment since there were only five board members present. There were no objectors present. Application adjourned to September 11, 2014.

Appeal No. 12-14-B  
Ward: East  
Premises: 63-97 Blanchard Street  
Applicant: Eastern Poultry Distributors LLC  
To Permit: In the Third Industrial District, proposed live poultry warehouse/distribution facility for approximately 15,000 live caged chickens delivered daily, which will be distributed to various points in the tri-state area. Live poultry is prohibited. Seeking a D' Use Variance; C Variance for insufficient on-site parking. Preliminary and Final Site Plan approval required. The applicant requested an adjournment since there were only five board members present. There were four objectors present of which one objector is represented by Counsel. Application adjourned to September 25, 2014.

**Memorialization**

11-14-A 422 Broad Street  
11-14-B 113 Bloomfield Avenue

**Adjournment**

**Next Regular Meeting: August 14, 2014**