

**MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
SEPTEMBER 11, 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

**Malik Arbubakrr
Charles Auffant
Terence Baine
Charles N. Hall
Anton L. Lendor
Pedro Massieu
Julius Montford
Rose Marie Ruivo
Margaret J. El**

ALSO PRESENT

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

COMMUNICATION:

Appointment of Charles N. Hall

Pending Applications:

Application 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 2nd and 3rd 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. Postponed July 10, 2014. Fausto Simoes, Esq., and Daniel Roma, Architect appeared before the Board. there were no objectors present. A motion was made by Commissioner Baine and seconded by Commissioner Lendor to approve this application. Motion carried 7-0. Preliminary and Final Site Plan approved 7-0.

Application 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%. Postponed July 10, 2014. Fausto Simoes, Esq., Daniel Roma Architect and other professionals appeared before the Board. There were 55 objectors present and 32 supporters present. A motion was made by Commissioner Baine and seconded by Commissioner Montford to adjourn this application to November 13, 2014. Motion carried 7-0.

Memorialization

9-14-A 963-991 Frelinghuysen Ave
10-14-D 324-332 Frelinghuysen Avenue
11-14-A 84 Clinton Avenue
11-14-E 573-581 Central Avenue

Adjournment

Next Regular Meeting: September 25, 2014