

MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
SEPTEMBER 25, 2014
COUNCIL CHAMBERS
7PM

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

COMMUNICATION

Appointment of New Commissioners:

*Bertha A. Freeman, Replacing Margaret J. El
Robert Foster, Alternate #2*

ROLL CALL OF COMMISSIONERS

PRESENT

Charles Auffant
Terence Baine
Bertha A. Freeman
Charles N. Hall
Anton L. Lendor
Pedro Massieu
Julius Montford
Rose Marie Ruivo

ALSO PRESENT

Ade Afolabi, Zoning Officer
N'dela Costley, Acting Board Secretary
Maria Hernandez, Recording Secretary
Angelo Cifelli, Board Attorney

NOT PRESENT

Robert Foster

Pending Applications:

Appeal No. 12-14-B
Ward: East
Premises: 63-67 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. Postponed July 10, 2014. Bernd Hefe, Esq., Darryl Alvarez, Engineer, Robert Chan, Owner/Applicant and Michael Tobia appeared before the Board. There were 56 supporters present and 2 objectors present. A motion was made by Commissioner Baine and seconded by Commissioner Montford to approve this application with conditions. Motion carried 5-2. Preliminary and Final Site Plan Approved 5-2.

- Applicant agreed to conform to the directives from the Dept. of Engineering and the Div. of Water Sewer Utilities.
- Applicant agreed to install an air filtration system.
- No EP trucks of any size, cars, trailers or other vehicles of any kind may be parked on or in the right-of-way on Blanchard Street at any time, day or night.
- Tractor trailers entering the site shall be limited in size to no greater than a WB50. These vehicles shall not back into the site from Blanchard Street and shall not back out of the site onto Blanchard Street. Two WB48 deliveries per day and 10 to 12 straight job box trucks per day are anticipated.
- All operations shall take place inside the building, the interior of the building shall be cleaned and power washed daily, or more frequently so as to keep the premises free of debris from the chickens and there will be no outside storage of chicken cages or crates or overnight boarding of chickens.
- The Memorializing Resolution establishing restrictions relating to the requested use and parking and bulk variance shall be recorded prior to the commencement of any site improvements.

NOMINATION OF CHAIRPERSON AND VICE CHAIRPERSON

A motion was made by Commissioner Baine and Seconded by Commissioner Massieu to appoint Charles Auffant as Chairman. Motion carried 7-0. A motion was made by Commissioner Montford and seconded by Commissioner Massieu to appoint Terence Baine as Vice Chairman. Motion carried 7-0.

Memorialization

134 Pacific Avenue

Adjournment

Next Regular Meeting: October 9, 2014