

MINUTES  
OF  
THE NEWARK BOARD OF ADJUSTMENT  
REGULAR HEARING  
OCTOBER 9, 2014  
COUNCIL CHAMBERS  
7PM

OPEN PUBLIC MEETINGS ACT

ROLL CALL OF COMMISSIONERS

PRESENT

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

ALSO PRESENT

Ade Afolabi, Zoning Officer  
Walford Ennis, Acting Board Secretary  
Maria Hernandez, Recording Secretary  
Angelo Cifelli, Board Attorney

NOT PRESENT

Charles Auffant  
Robert Foster

## NEW APPLICATIONS

Appeal No. 14-14-A  
Ward: East  
Premises: 82 Pennington Street  
Applicant: Augusto Matos  
To Permit: In the Third Residential District, proposed demolition of an existing two family dwelling and construction of a new two family dwelling. Project does not conform to the Zoning Regulations. Seeking C Variances for insufficient front yard setback, insufficient rear yard and insufficient lot size. **Seeking C Variances for insufficient front yard setback; insufficient rear yard and insufficient lot area. A motion was made by Commissioner Ruivo and seconded by Commissioner Massieu to approve this application. Motion carried 7-0.**

Appeal No: 14-14-B  
Ward: East  
Premises: 110 New York Avenue  
Applicant: MSR, LLC  
To Permit: In the Third Residential District, demolition of an existing two family and construction of a two family dwelling on a 2,384 sq. ft. lot. Project does not meet the requirements of the Zoning Regulations. **Seeking C Variances for insufficient lot size, insufficient side yard, insufficient glazing and excessive impervious lot coverage. A motion was made by Julius Montford and seconded by Commissioner Hall to approve this application. Motion carried 7-0.**

Appeal No: 14-14-C  
Ward: West  
Premises: 553-567 Orange Street  
Applicant: New York SMSA LP dba Verizon Wireless  
To Permit: In the Second Business District and First Industrial District, proposed installation of a wireless communication facility on the roof an existing five story mixed use building. The proposed facility will contain 12 panel antennas, which are not set back 8 feet from the edge of the roof and mounted higher than the parapet. Project fails to meet the conditional use standards as stipulated under 40:4-8e1(f)(2). **Seeking a D Variance; C Variances for antenna setback, antenna mounted height, font yard setback and side yard setback. A motion was made by Commissioner Montford and seconded by Commissioner Massieu to approve this application. Motion carried. 7-0.**

### Adjournment

**Next Regular Meeting: October 24, 2014**