

MINUTES  
OF  
THE NEWARK BOARD OF ADJUSTMENT  
REGULAR HEARING  
NOVEMBER 20, 2014  
COUNCIL CHAMBERS  
7PM

OPEN PUBLIC MEETINGS ACT

ROLL CALL OF COMMISSIONERS

PRESENT

Terence Baine  
Katiria Cobian  
Bertha A. Freeman  
Charles N. Hall  
Julius Montford  
Charles Auffant

ALSO PRESENT

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

## NEW APPLICATIONS

Appeal: 16-14-C  
Ward: East  
Premises: 485-491 McCarter Hwy; 47-57 Pennington St, 48-56.5 Tichenor Street  
Applicant: Costa's Management Co., Inc.  
To Permit: In the Lincoln Park Redevelopment Plan Area, amended final site plan approval to permit the modification of an existing pylon sign; installation of a freestanding monument sign and widening of two driveways within the existing Carwash, quick Lube and Detailing Center. Digital sign does not meet conform to requirements as outlined in the Redevelopment Plan; Monument sign exceeds permitted height; Driveway exceeds permitted width. **Seeking Sign Variances for modification of existing monument sign; exceeding permitted sign height, freestanding monument sign. The applicant requested an adjournment in order to satisfy recommendations from the Div. of Planning and the Dept. of Engineering. There were no objectors present. A motion was made by Commissioner Baine and seconded by Commissioner Montford to adjourn this application to December 11, 2014. Motion carried 6-0.**

Ward: North  
Premises: 507-517 Bloomfield Avenue  
Applicant: Better Days Adult Medical Day Care, LLC  
To Permit: In the Second Business District, proposed establishment of an adult medical day care facility for 100 participants on the first floor of a vacant building. Second floor will remain vacant. Adult medial day care facilities are not permitted in B2 zone. **Seeking a Use Variance and C Variance for insufficient parking. Preliminary and Final Site Plan approval required. The applicant requested an adjournment since there was not a full complement of board members. There were two objectors present. A motion was made by Commissioner Baine and seconded by Commissioner Hall to adjourn this application to January 22, 2015. Motion carried 6-0. Applicant agreed to re-notice.**

Appeal: 16-14-A  
Ward: Central  
Premises: 43 Halsey Street  
Applicant: Dorothy Olshifski  
To Permit: In the Living Downtown Redevelopment Plan Area, proposed legalization of an existing two family dwelling. Ground floor residential is not permitted in the redevelopment plan area. **Seeking a Use Variance, C Variances for insufficient lot width. Insufficient lot area and no on-site parking. Preliminary and Final Site Plan approval required. Cassandra Savoy, Esq., Wilson Woodridge, Architect and Dorothy Olshifski, Applicant appeared before the Board. There were no objectors present. A motion was made by Commissioner Baine and**

---

seconded by Commissioner Hall to approve this application with conditions.  
Motion carried 6-0. Preliminary and Final Site Plan approved 6-0.

- Applicant agreed to comply with the recommendations #1, 3, 4 outlined in the Planner's Staff Report dated November 19, 2014.
- Applicant agreed to comply with the directives from the Dept. of Engineering and the Div. of Water/Sewer Utilities.

**Memorialization**

**Next Regular Meeting: December 11, 2014**

**Adjournment**