

**MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
DECEMBER 11, 2014
COUNCIL CHAMBERS
7PM**

OPEN PUBLIC MEETINGS ACT

COMMUNICATION

New Alternate #2 Board Member- Barry E. Dobson replacing Robert Foster

ROLL CALL OF COMMISSIONERS

PRESENT

**Katiria Cobian
Barry E. Dobson
Bertha A. Freeman
Julius Montford
Rose Marie Ruivo
Terence Baine**

ALSO PRESENT

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

ABSENT

**Charles I. Auffant
Charles N. Hall
Anton L. Lendor**

Pending 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. Postponed November 20, 2014. The applicant requested and adjournment because they were not available. There were no objectors present. A motion was made by Commissioner Montford and seconded by Commissioner Freeman to adjourn this application to February 5, 2015. Motion carried 6-0.**

New Applications:

Appeal No: 17-14-A
Ward: East
Premises: 206 ½ Astor Street
Applicant: Allison and Berlinda Eboh
To Permit: In the First Industrial District, proposed two story addition and conversion of a one family into a two family dwelling. Project does not meet the requirements of the Zoning Regulations. **Seeking D Variance for Insufficient lot area per family; C Variances for insufficient lot size, insufficient lot width and no on-site parking. The applicant requested an adjournment because the planner was not available. There were no objectors present. A motion was made by Commissioner Ruivo and seconded by Commissioner Montford to adjourn this application to February 5, 2015. Motion carried 6-0.**

Appeal No: 17-14-B
Ward: North
Premises: 117 Park Avenue
Applicant: Maria Rivas
To Permit: In the Third Residential District, proposed change of use from a three family dwelling to a mixed use structure consisting of an office for bookkeeping and tax preparation on the first floor and second and third floor apartments to remain. Commercial Uses are not permitted in the third residential district. **Seeking Use Variance; C Variance for no onsite parking. Preliminary and Final Site Plan approval required. The applicant requested an adjournment because the planner was not available. There were no objectors present. A motion was made by Commissioner Ruivo and seconded by Commissioner Freeman to adjourn this application to February 26, 2015. Motion carried 6-0.**

Appeal No: 15-14-B
Ward: East
Premises: 64 Waydell Street
Applicant: Carlos & Maria Tavares
To Permit: In the First Industrial District, construction of a new two family dwelling on a 2,481square foot lot. Project does not conform to the Zoning Regulations. Seeking C Variances for insufficient lot size and impervious lot coverage. Postponed October 23, 2014. Fausto Simoes, Esq., and Avelino Sambade, Architect appeared before the Board. There were no objectors present. A motion was made by Commissioner Ruivo and seconded by Commissioner Montford to approve this application with conditions. Motion carried 6-0.

- Applicant agreed to comply with the recommendations outlined in the Planner's Staff Report dated December 9, 2014.

Approval of Board Attorney Resolution and Professional Services Contract-2015

A motion was made by Commissioner Montford and seconded by Commissioner Ruivo to approve this resolution. Motion carried 6-0.

Approval of an Amended Resolution for Professional Services Contract – 2014

A motion was made by Commissioner Montford and seconded by Commissioner Ruivo to approve this resolution. Motion carried 6-0.

Memorialization

20-26 Bruen Street

43 Halsey Street

Next Regular Meeting: January 8, 2015

Adjournment