

**MINUTES  
OF  
THE NEWARK BOARD OF ADJUSTMENT  
REGULAR HEARING  
JANUARY 8, 2015  
COUNCIL CHAMBERS  
7PM**

**OPEN PUBLIC MEETINGS ACT**

**ROLL CALL OF COMMISSIONERS**

**PRESENT**

**Katiria Cobian  
Barry E. Dobson  
Bertha A. Freeman  
Anton L. Lendor  
Julius Montford  
Rose Marie Ruivo  
Terence Baine (7:10PM)  
Charles I. Auffant**

**ALSO PRESENT**

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

**ABSENT**

**Charles N. Hall**

## New Applications:

Application: ZBA-15-1  
Ward: East  
Premises: 218-220 Chestnut Street  
Applicant: Maria Portela  
To Permit: In the First Industrial District, legalization of nine residential units within two buildings on one lot. Building A consists of eight apartments and building B consists of one apartment. Project does not meet the requirements of the Zoning Regulations. Seeking D Variance for exceeding maximum lot area per family; C Variances no rear yard setback and no on-site parking. Preliminary and Final Site Plan approval required. Fausto Simoes, Esq., Daniel A Roma, Architect and Gerard Hazel, Planner appeared before the Board. There were no objectors present. A motion was made by Commissioner Ruivo and seconded by Commissioner Lendor to approve this application with conditions. Motion carried 7-0. Preliminary & Final Site Plan approved 7-0.

- Applicant agreed to comply with the directives from the Dept. of Engineering and the Div. of Water/Sewer Utilities
- Applicant agreed to comply with the recommendations outlined in the Planner's Report dated January 2, 2015

Application: ZBA-15-2  
Ward: West  
Premises: 194 12<sup>th</sup> Avenue  
Applicant: Mama Juanita Realty LLC  
To Permit: In the Second Business District, proposed change of use from vacant into a new three story mixed use structure consisting of commercial and residential. First floor commercial space proposed to be used as liquor store, basement as storage, office and mechanical area, and the second and third floors as apartments. Project does not meet the requirements of the Zoning Regulations. Seeking D Variance for a Liquor Store which is prohibited use; C Variance for insufficient front yard setback and on-site parking. Preliminary and Final Site Plan approval required. Fausto Simoes, Esq., Daniel A. Roma, Architect, Gerard Hazel, Planner and Jose Esteves, Applicant appeared before the Board. There were no objectors present. A motion was made by Commissioner Lendor and seconded by Commissioner Montford to approve this application with conditions. Motion carried 7-0. Preliminary & Final Site Plan approved 7-0.

- Applicant agreed to comply with the directives from the Dept. of Engineering and the Div. of Water/Sewer Utilities
- Applicant agreed to comply with the recommendations # 1-3, 5-9 outlined in the Planner's Report dated January 2, 2015
- Applicant will provide 10% fenestration on the second floor and 10% fenestration on the third floor

- Install interactive cameras inside and outside of the premises including the rear of the building
- One parking space per residential tenant

Application: ZBA-15-3  
Ward: North  
Premises: 209-211 Broad Street  
Applicant: Geronimo Electrical Contractors, Inc./Jose Geronimo  
To Permit: In the Fourth Residential District, proposed interior alterations and a one story 540 square feet rear addition to an existing one story brick building to be used as an electrical contractor's office and material supply warehouse which is not a permitted use. Project does not meet the requirements of the Zoning Regulations. **Seeking D Variance for Commercial use in Residential Zone; C Variance for insufficient rear yard setback. Preliminary and Final Site Plan approval required. Due to a deficient notice, the application cannot be heard. Applicant is required to re-notice for January 22, 2015. There were no objectors present.**

Application: ZBA-15-4  
Ward: East  
Premises: 2-16 Avenue C  
Applicant: 2 Avenue C LLC/Anderson Vieira  
To Permit: In the Second Industrial District, proposed truck repair shop on the first floor and office space on the second floor. Project does not meet the Conditional Use Requirements as stipulated under Title 40:4-81,2. **Seeking D3 Variance for driveway with width exceeding 20 feet; C Variance for no on-site parking and Sign Variance for projection sign exceeding max area. Preliminary and Final Site Plan approval required. Due to a deficient notice, the application cannot be heard. Applicant is required to re-notice for February 5, 2015. There were no objectors present.**

## Memorialization

64 Waydell Street

Next Regular Meeting: January 22, 2015

Adjournment