

**MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
JANUARY 22, 2015
COUNCIL CHAMBERS
7PM**

OPEN PUBLIC MEETINGS ACT

ROLL CALL OF COMMISSIONERS

PRESENT

**Katiria Cobian
Bertha A. Freeman
Charles N. Hall
Julius Montford
Rose Marie Ruivo
Terence Baine
Charles I. Auffant, Chairman**

ALSO PRESENT

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

ABSENT

**Barry E. Dobson
Anton L. Lendor**

Pending Applications:

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. Juliana Blackburn, Esq., Daniel A. Roma, Architect, Dawn & Jose Geronimo, Owner/Applicant appeared before the Board. There were four objectors present. A motion was made by Commissioner Montford and Seconded by Commissioner Hall to approve this application with conditions. Motion carried 6-1.**

- Applicant agreed to comply with the recommendations outlined in the Planner's Staff Report dated January 6, 2015.
- Applicant agreed to install security cameras

New Applications:

Application: ZBA-15-5
Ward: East
Premises: 360 New York Avenue
Applicant: Bocer Associates Urban Renewal, LLC
To Permit: In the Third Residential District, proposed new construction of a 4 story mixed use structure consisting of an educational use on the ground and second floors, a total of 37 residential units and a total of 50 underground and ground level parking spaces. Project does not conform to the Zoning Regulations. **Seeking a D Variance for exceeding permitted lot area per family; C Variances for insufficient rear yard and insufficient parking. Preliminary and Final Site Plan approval required. Fausto Simoes, Esq., Adnan Khan, P.E. and Justin Taylor, Traffic Engineer appeared before the Board. There were three objectors present. Since the architect is not licensed in NJ, the application must be adjourned. A motion was made by Commissioner Montford and Seconded by Commissioner Baine to adjourn this application to February 26, 2015. Motion carried 7-0.**

Memorialization

**218-220 Chestnut Street
194 12th Avenue**

Next Regular Meeting: February 5, 2015

Adjournment