

**MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
MARCH 26, 2015
COUNCIL CHAMBERS
7PM**

OPEN PUBLIC MEETINGS ACT

ROLL CALL OF COMMISSIONERS

PRESENT

**Terence Baine
Katiria Cobian
Barry E. Dobson
Bertha A. Freeman
Charles N. Hall
Anton L. Lendor
Julius Montford
Charles I. Auffant, Chairman**

ALSO PRESENT

**Ade Afolabi, Zoning Officer
N'dela Costley, Acting Board Secretary
Maria Hernandez, Recording Secretary
Daniel Bever, Acting Board Attorney**

ABSENT

Rose Marie Ruivo

Pending 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. Postponed January 22, 2015 and February 26, 2015 due to the complexity of the application. Fausto Simoes, Esq., Frank Golon, Educational Rep; Kathryn Gregory, Professional Planner and Adnan Khan, Engineer appeared before the Board. There were forty objectors present and one proponent present. A motion was made by Commissioner Baine and Seconded by Commissioner Montford to approve the Use Variance only with conditions. Motion carried 7-0. The applicant must revise the site plan to reflect 35 residential units as stated on the record. The site plan will be heard by the Board of Adjustment on Thursday, May 14, 2015.**

Memorialization

**117 Park Avenue
96-110 12th Avenue
507-517 Bloomfield Avenue**

Next Regular Meeting

April 9, 2015