

**MINUTES  
OF  
THE NEWARK BOARD OF ADJUSTMENT  
SPECIAL HEARING  
JUNE 16, 2015  
COUNCIL CHAMBER  
7PM**

**OPEN PUBLIC MEETINGS ACT**

**ROLL CALL OF COMMISSIONERS**

**PRESENT**

**Terence Baine**

**Andrea Bryant**

**Katiria Cobian**

**Barry E. Dobson**

**Charles N. Hall**

**Anton L. Lendor**

**Julius Montford**

**Charles Auffant, Chairman**

**ALSO PRESENT**

**N'dela Costley, Acting Board Secretary**

**Maria Hernandez, Recording Secretary**

**Angelo Cifelli, Board Attorney**

**ABSENT**

**Rose Marie Ruivo**

## Pending Application:

Application: ZBA-15-16  
Ward: Central  
Premises: 189-215 Springfield Avenue  
Applicant: Sciaretta Enterprises, LLC  
To Permit: In the Old Third Ward Redevelopment Plan Area, proposed amendment to previously approved variances and final site plan granted on November 21, 2013, to allow reduction in building size, location of building, change the entrance of the retail store, reconfiguration of the parking including front of building and installation of an outdoor ATM. Project does not conform to the redevelopment plan. **Seeking D' Use Variance for the ATM; Modification of the D Variance received for a detached retail use; sign variance and variance for min. one-way driveway width. Amended Final Site Plan approval required. Postponed April 23, 2015 and May 28, 2015. Fausto Simoes, Esq.; Steven Cattani, Engineer; Frederick Cooke, Architect; Steve Sciaretta, Applicant and Michael Pessolano, Professional Planner appeared before the Board. There were two objectors present. A motion was made by Commissioner Cobian and seconded by Commissioner Bryant to approve the Amendment to the Site Plan without the Outdoor ATM. Motion carried 6-1. Amended Final Site Plan approval granted 6-1.**

- Applicant agreed to comply with comments # 1-5, 7-14 outlined in the Dept. of Engineering Memorandum dated
- Applicant agreed to comply with recommendations #1-2, 5-13 outlined in the Planner's Staff Report dated April 20, 2015.

**Next Regular Meeting: June 25, 2015**

**Adjournment**