

**MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
NOVEMBER 12, 2015
COUNCIL CHAMBER
7PM**

Open Public Meetings Act

Roll Call

Present

Katiria Cobian

Denise Cook

Barry Dobson

Terry Pringle-Khalif

Charles Auffant, Chairman

Also Present

Walford Enniss, Acting Board Secretary

Ade Afolabi, Zoning Officer

Maria Hernandez, Recording Secretary

Angelo Cifelli, Board Attorney

Mark Barksdale, Director of Planning

Absent

Terence Baine

Charles N. Hall

Julius Montford

Rose Marie Ruivo

Communications

Appointment of Denise Cook to fill the unexpired term of Bertha Freeman (West Ward)

Appointment of Terry Pringle-Khalif to fill the unexpired term of Anton L. Lendor (At Large)

Agenda Items

New Applications:

Application: ZBA-15-52
Premises: 45 South Street
Ward: East
Applicant: Louis Rego
To Permit: In the R4 Fourth Residential District, proposed conversion of existing one family into a three family dwelling. This project does not meet the requirements of the Zoning Regulations. **Seeking D Variance for insufficient lot are per family; C Variances for insufficient lot width; insufficient side yard; exceeds maximum impervious front yard area; insufficient rear yard transparency; and no off street parking. Preliminary and Final Site Plan approval required. Applicant requested an adjournment since there was not a full complement of board members present. Adjourned to December 10, 2015.**

Application: ZBA-15-53
Premises: 353-357 Park Avenue
Ward: West
Applicant: Vertical Fields Capital, LLC
To Permit: In the R4 Fourth Residential District, proposed six story addition to an existing storage facility. Expansion of a non-permitted structure is prohibited. **Seeking D² Variance; C Variances for exceeding maximum lot coverage; maximum building height; minimum front yard setback; maximum impervious yard area; front yard and rear yard setback and minimum building transparency for front, side, non-street facing facade. Preliminary and Final Site Plan approval required. Applicant requested an adjournment since there was not a full complement of board members present. Adjourned to November 19, 2015.**

Application: ZBA-15-57
Premises: 797- 829 Doremus Avenue
Ward: East
Applicant: Interport Maintenance Co. Inc.
To Permit: In the Third Industrial District, proposed replacement and combination of an office and maintenance building, re-configuration of outdoor intermodal container storage and on-site circulation for intermodal container rental, sales, repair and outdoor storage facility. Project fails to meet the Conditional Use requirements; **Seeking a D³ Variance; C Variances for outdoor storage area in the front and side yards; exceeding permitted fence height; insufficient landscaping; dumpster without screening; and a waiver for no loading spaces. Preliminary and Final Site Plan approval required. Applicant requested an adjournment since there was not a full complement of board members present. Adjourned to November 19, 2015.**

Memorialization

336 Madison Avenue

94-106 Polk Street
108 Sherman Avenue

Next Regular Meeting: November 19, 2015

Adjournment