

**MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
JANUARY 28, 2016
COUNCIL CHAMBER
7PM**

Open Public Meetings Act

Roll Call

Present

Terence Baine

Katiria Cobian

Denise Cook

Charles Hall

Barry Dobson

Julius Montford

Terry Pringle-Khalif

Charles Auffant, Chairman

Also Present

N'dela Costley, Board Secretary

Ade Afolabi, Zoning Officer

Walford Ennis, Recording Secretary

Angelo Cifelli, Board Attorney

Mark Barksdale, Director of Planning

Gerard Haizel, Planning Consultant

Absent

Rose Marie Ruivo

Communications

None

Agenda Items

New Applications:

Application: ZBA-15-64
Premises: 221-235 Frelinghuysen Avenue
Ward: South
Applicant: 235 Frelinghuysen Avenue, LLC
To Permit: In the First Industrial District, proposed legalization of an existing mixed use building consisting of 6 Warehouse Units and 5 Commercial/Retail Stores. Retail Sales of goods is not permitted in I1 District. **Seeking a D¹ Variance; C Variances for exceeding maximum lot coverage; less than required wall transparency on Concord Street and E. Runyon Street; insufficient parking. Preliminary and Final Site Plan approval required. Juliana Blackburn, Esq., Daniel Roma, Architect and Osman Mehmeda, Applicant appeared before the Board. There were no objectors present. A motion was made by Commissioner Hall and seconded by Commissioner Cook to approve this application with conditions. Motion carried 7-0. Preliminary and Final Site Plan approved 7-0.**

- Applicant agreed to comply with the directives from the Dept. of Engineering and the Division of Water Sewer Utilities.
- Applicant agreed to comply with the recommendations outlined in the Planner's Staff report dated January 22, 2016.

Memorialization

59 ½ Pennsylvania Avenue
85-119 E. Peddie Street

Adjournment

Next Regular Meeting: February 25, 2016