

**MINUTES  
OF  
THE NEWARK BOARD OF ADJUSTMENT  
REGULAR HEARING  
FEBRUARY 11, 2016  
COUNCIL CHAMBER  
7PM**

Open Public Meetings Act

Roll Call

**Present**

Terence Baine

Katiria Cobian

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**

Denise Cook

Charles Hall

Rose Marie Ruivo

Communications

None

Agenda Items

### Pending Applications:

Application: ZBA-15-35  
Premises: 839-845 N. 6<sup>th</sup> Street  
Ward: North  
Applicant: Classic Express Car Services, LLC  
To Permit: In the C2 Community Commercial, proposed Taxicab Operation Facility and an accessory administrative office; existing Auto Repair to remain. Taxicab Operation Facilities are not permitted in C2 zone. **Seeking D<sup>1</sup> Variance; C Variances for insufficient rear yard setback; exceeding maximum lot coverage; exceeding number of permitted driveways; insufficient parking. Preliminary and Final Site Plan approval required. Postponed January 14, 2016. Applicant requested an adjournment to allow time to revise the plans to address the parking requirement. There were no objectors present. Adjourned to March 24, 2016.**

### New Applications:

Application: ZBA-15-44  
Premises: 75 Martin Luther King Jr. Boulevard  
Ward: Central  
Applicant: 75 MLK Owners, LLC  
To Permit: In the R3 Third Residential District, proposed legalization of existing 9 unit residential building. This project does not meet the requirements of Zoning Regulations. Expansion of a legal non-conforming use in not permitted. **Seeking D Variances for expansion of a non-conforming use and insufficient lot area per dwelling; C Variances for insufficient lot size; exceeding height limitations; insufficient rear yard setback; violates rear gazing requirements; project exceeds unit count; insufficient building transparency at front, side and rear; exceeding maximum impervious area. Preliminary and Final Site Plan approval required. Glen Velosi, Esq., Frederick Cooke, Architect and Evan Bell, Applicant appeared before the Board. There were no objectors present. A motion was made by Commissioner Montford and seconded by Commissioner Baine to approve this application with conditions. Motion carried 6-0. Preliminary Site Plan approved 6-0.**

- Applicant agreed to comply with the directives from the Dept. of Engineering and the Div. of Water/Sewer Utilities.
- No additional apartments can be added to the basement.
- Graffiti shall be removed
- Side yard must be kept clean

### Memorialization

221-235 Frelinghuysen Avenue  
75 MLK Blvd

### Adjournment

Next Regular Meeting: February 25, 2016