

**MINUTES  
OF  
THE NEWARK BOARD OF ADJUSTMENT  
REGULAR HEARING  
FEBRUARY 25, 2016  
COUNCIL CHAMBER  
7PM**

Open Public Meetings Act

Roll Call

Present

Terence Baine

Katiria Cobian

Denise Cook

Barry Dobson

Charles Hall

Julius Montford

Terry Pringle-Khalif

Rose Marie Ruivo

Charles Auffant, Chairman

Also Present

Walford Ennis, Acting Board Secretary

Ade Afolabi, Zoning Officer

Maria Hernandez, Recording Secretary

Daniel Bever, Acting Board Attorney

Mark Barksdale, Director of Planning

Gerard Haizel, Planning Consultant

Communications

None

Agenda Items

## New Applications:

Application: ZBA-15-49  
Premises: 134 Pacific Street  
Ward: East  
Applicant: Patricia Alulema  
To Permit: In the Third Residential District, proposed demolition of an existing two family and construction of a new 5,930 sq. ft. three family dwelling. Project does not conform to the Zoning Regulations. **Seeking a D Variance for insufficient lot area per dwelling; C Variances for insufficient lot size, lot width, rear yard setback and exceeding maximum lot coverage. Preliminary and Final Site Plan approval required. Daniel Roma, Architect and Patricia Alulema, Applicant appeared before the Board. There were no objectors present. A motion was made by Commissioner Ruivo and seconded by Commissioner Hall to approve this application with conditions. Motion carried 7-0. Preliminary and Final Site Plan approval required.**

- Applicant agreed to comply with directives from the Dept. of Engineering and Div. of Water Sewer Utilities.
- Applicant agreed to comply with the comments outlined in the Planner's Report dated February 18, 2016.

Application: ZBA-15-65  
Premises: 24-26 Central Avenue  
Ward: Central  
Applicant: Edison Properties, LLC  
To Permit: In the Broad Street Station Redevelopment Plan Area, Sub District C and in the Military Park Commons Historic District, proposed expansion of a non-conforming surface parking lot. The Redevelopment Plan does not permit surface parking lots. **Seeking a D<sup>2</sup> Variance for expansion of a non-conforming use; C Variances for exceeding permitted fence height and to permit a wooden fence. Preliminary and Final Site Plan Approval Required. The applicant's attorney requested an adjournment to address the comments in the Planner's Report and directives from the Dept. of Engineering. There were 4 objectors present. Adjourned to March 24, 2016.**

Application: ZBA-15-66  
Premises: 92-94 Washington Street  
Ward: Central  
Applicant: Edison Properties, LLC  
To Permit: In the Living Downtown Redevelopment Plan Area and in the James Street Historic District, proposed expansion of a non-conforming surface parking lot. The Redevelopment Plan does not permit surface parking lots. **Seeking a D<sup>2</sup> Variance for expansion of a non-conforming use. Preliminary and Final Site plan approval required. The applicant's attorney requested an adjournment to address the comments in the Planner's Report and directives from the Dept. of Engineering. There were 4 objectors present. Adjourned to April 14, 2016.**

**Memorialization**

**221-225 Frelinghuysen Avenue  
75 MLK Blvd**

**Adjournment**

**Next Regular Meeting: March 10, 2016**