

**MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
MARCH 10 2016
COUNCIL CHAMBER
7PM**

Open Public Meetings Act

Roll Call

Present

Katiria Cobian

Denise Cook

Barry Dobson

Julius Montford

Terry Pringle-Khalif

Rose Marie Ruivo

Terence Baine, Vice Chairman

Also Present

N'dela Costley, Acting Board Secretary

Ade Afolabi, Zoning Officer

Walford Enniss, Recording Secretary

Angelo Cifelli, Board Attorney

Mark Barksdale, Director of Planning

Gerard Haizel, Planning Consultant

Absent

Charles Hall

Charles Auffant

Communications

None

Agenda Items

New Applications:

Application: ZBA-16-2
Premises: 107 Hawkins Street
Ward: East
Applicant: Pour Abbey's Bar
To Permit: In the Third Residential District, proposed new Rooftop Terrace above the existing bar/grill to be utilized as an outdoor seating area. Expansion of a legal-non conforming use is prohibited in R3 Zone. **Seeking a D Variance for expansion of a non-permitted use; C Variances for insufficient rear yard, insufficient building transparency; exceeding maximum impervious area at front and rear yard. The applicant requested an adjournment to address the issues outlined in the Planner's Report. There were no objectors present. Adjourned to April 28, 2016.**

Application: ZBA-16-3
Premises: 74 Warwick Street
Ward: East
Applicant: Mario Espada
To Permit: In the Third Residential District, proposed demolition of an existing one family dwelling and garage to construct a new two family dwelling. Project does not meet the requirements outlined the Zoning Regulations. Site plan review and approval is required. **Seeking C-Variances for insufficient lot area; insufficient lot width; insufficient rear yard; exceeding maximum lot coverage. Preliminary and Final Site Plan approval required. The applicant requested an adjournment to address the concerns of the neighbors. There were nine objectors present. Adjourned to April 28, 2016.**

Memorialization

134 Pacific Street

Adjournment

Next Regular Meeting: March 24, 2016