

**MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
REGULAR HEARING
JUNE 9, 2016
COUNCIL CHAMBER
7PM**

Open Public Meetings Act

Roll Call

Present

Katiria Cobian

Denise Cook

Barry Dobson

Charles N. Hall

Julius Montford (Late)

Terry Pringle-Khalif

Rose Marie Ruivo

Charles Auffant, Chairman

Also Present

Walford Enniss, Recording Secretary

N'dela, Acting Board Secretary

Angelo Cifelli, Board Attorney

Mark Barksdale, Director of Planning

Ade Afolabi, Zoning Officer

Gerard Haizel, Planning Consultant

Absent

Terence Baine

Communications

Final Comments, Draft Annual Report

Agenda Items

Pending Application:

Application: ZBA-16-16
Premises: 273-283 East Kinney Street
Ward: East
Applicant: MNP Management, LLC
To Permit: In the MX-1 Mixed Residential and Commercial District, proposed demolition of the existing residential structure and new construction of a five story mixed use building consisting of 92 residential units for senior housing and ground floor retail uses and parking. Project does not meet the requirements outlined the Zoning Regulations. **Seeking D⁵ Variance for insufficient lot area per dwelling; C-Variations for exceeding maximum height requirements, exceeds number of stories, less than required area per dwelling unit, exceeding maximum lot coverage. Variations and Preliminary Site Plan approved April 28, 2016. Final Site Plan approval required. Miles Hunter, Esq., and Joaquin Bouzas, Architect appeared before the Board. There were weight objectors present. A motion was made by Commissioner Ruivo and seconded by Commissioner Hall to grant Final Site Plan approval. Motion carried 7-0.**

New Application:

Application: ZBA-15-71
Premises: 274-282 W. Runyon Street
Ward: South
Applicant: Triple A Builders Phase II, LLC
To Permit: In the R2 Second Residential, proposed new construction of a four story residential building consisting of twenty-four (24) residential units and twenty-four (24) ground floor parking spaces. Low Rise Multi Family Dwellings are not a permitted use in R2 Zone. **Seeking a D¹ Use Variance; D⁵ Density Variance for insufficient lot area per family; C Variations for a non-permitted building type, exceeding permitted building height, insufficient front yard and rear yard setback, exceeding permitted lot coverage and exceeding permitted rear yard impervious coverage. Preliminary and Final Site Plan Approval Required. Michael Bertone, Esq., Joseph Asfour, Architect and Professional Planner and Manny Goncalves appeared before the Board. There was one objector present. A motion was made by Commissioner Pringle-Khalif and seconded by Commissioner Ruivo to Deny this application. Motion carried 7-0.**

Pending Application:

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 D² Variance for expansion of a non-conforming use. Preliminary and Final Site plan approval required. Adjourned February 25, 2016 and April 14, 2016. The applicant requested an adjournment so they can resolve issues with PlanNewark Objectors. Adjourned to August 11, 2016.**

Adjournment

Next Special Meeting: June 15, 2016

Next Regular Meeting: June 23, 2016