

**MINUTES  
OF  
THE NEWARK BOARD OF ADJUSTMENT  
SPECIAL HEARING  
JUNE 15, 2016  
COUNCIL CHAMBER  
7PM**

**Open Public Meetings Act**

**Roll Call**

**Present**

**Katiria Cobian**

**Barry Dobson**

**Charles N. Hall**

**Terry Pringle-Khalif**

**Rose Marie Ruivo**

**Terence Baine, Acting 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**

**Absent**

**Charles Auffant**

**Denice Cook**

**Julius Montford**

**Communications**

**None**

**Agenda Items**

### Pending Applications:

Application: ZBA-16-15  
Premises: 121-143 Roanoke Ave  
Ward: East  
Applicant: PSE&G  
To Permit: In the I2 Second Industrial Zone, proposed upgrade of an existing public utility switching station consisting of the construction of a new 2,898 sq. ft. control building and installation of one new transformer, two new station power and light transformers, lighting mast, bus supports and one gas insulation switchgear (GIS). Security lighting will be installed along the station fence to illuminate the equipment yard. The equipment will be elevated 1' above the FEMA 100 Year Flood elevation. Expansion/modification of a legal nonconforming switching station is prohibited in I-2 zone. **Seeking D<sup>2</sup> Variance; C Variance for insufficient building transparency. Preliminary and Final Site Plan Approval required. Adjourned May 26, 2016. The applicant requested an adjournment because there was not a full complement of Board Members present. Adjourned to a Special Hearing scheduled for Thursday, June 30, 2016.**

Application: ZBA-16-14  
Premises: 361-375 Mulberry Street  
Ward: East  
Applicant: PSE&G  
To Permit: In the Lincoln Park Redevelopment Plan Area, proposed upgrade of an existing public utility switching station consisting of the construction of a new 3,480 sq. ft. Control/GIS Building, installation of one new transformer, two new station power and light transformers, bus supports, lighting masts and one gas insulated switchgear (GIS). Security lighting will be installed along the station property fence line and will be supported by spread footing and slab foundations. The equipment will be elevated 1' above the FEMA 100 Year Flood elevation. Expansion/modification of a legal nonconforming switching station is prohibited. **Seeking D<sup>2</sup> Variance; C Variance for insufficient building transparency. Preliminary and Final Site Plan Approval required. Adjourned May 26, 2016. The applicant requested an adjournment because there was not a full complement of Board Members present. Adjourned to a Special Hearing scheduled for Thursday, June 30, 2016.**

### Adjournment

**Next Regular Meeting: June 23, 2016**

**Next Special Meeting: June 30, 2016**