

**MINUTES
OF
THE NEWARK BOARD OF ADJUSTMENT
SPECIAL HEARING
JUNE 30, 2016
COUNCIL CHAMBER
7PM**

Open Public Meetings Act

Roll Call

Present

Charles Auffant, Chairman
Terence Baine
Denice Cook
Terry Pringle-Khalif
Rose Marie Ruivo
Katiria Cobian
Barry Dobson

Also Present

Mark Barksdale, Director of Planning
Ade Afolabi, Zoning Officer
Angelo Cifelli, Board Attorney
Maria Hernandez, Recording Secretary
Walford Enniss, Acting Board Secretary
G. Haizel, Principal Planner

Absent

Charles N. Hall
Julius Montford

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 D² Variance; C Variance for insufficient building transparency. Preliminary and Final Site Plan Approval required. Adjourned May 26, 2016 and June 15, 2016. Robert Verdibello, Esq., John London, Project Manager, An Le, Engineer, John Ferrante, Civil Engineer , Kyle King, Electrical Engineer, William Masters, Jr. Planner, Ed M. Clark, Noise Control Engineer. 4 objectors were present. A motion was made by Commissioner Ruivo and seconded by Commissioner Pringle-Khalif to approve this application with conditions. Motion carried 7-0.**

- Applicant agreed to comply with the comments outlined in the Planner's Staff Report dated May 23, 2016.
- Applicant agreed to comply with the directives from the Dept. of Engineering and the Div. of Water/Sewer Utilities.

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. **Karl Kemm, Esq., John London, Project Manager, An Le, Engineer, John Ferrante, Civil Engineer , Kyle King, Electrical Engineer, Chris Docchney, Planner, William Masters, Jr. Planner, Ed M. Clark, Noise Control Engineer. 4 objectors were present. A motion was made by Commissioner Pringle-Khalif and seconded by Commissioner Ruivo to approve this application with conditions. Motion carried 6-1.**

- Applicant agreed to comply with the conditions of approval outlined in the Planner's Staff Report dated May 23, 2016.
- Applicant agreed to comply with the directives from the Dept. of Engineering and the Div. of Water/Sewer Utilities.

Adjournment

Next Regular Meeting: July 14, 2016