

SPECIAL MEETING OF THE EAST NEWARK PLANNING BOARD
COUNCIL CHAMBERS
BOROUGH HALL
34 SHERMAN AVENUE
EAST NEWARK, NEW JERSEY 07029
SPECIAL MEETING
OCTOBER 16, 2019
MINUTES

PUBLIC STATEMENT

ADEQUATE NOTICE OF THIS MEETING BEING HELD ON THIS 8TH DAY OF OCTOBER, 2019 HAS BEEN PROVIDED BY THIS BOARD TO ALL APPLICABLE PARTIES, AGENCIES AND AUTHORITIES. THIS MEETING IS BEING HELD AND CONDUCTED IN ACCORDANCE WITH P.L. 1975, CHAPTER 231 OF THE LAWS OF THE STATE OF NEW JERSEY.

AGENDA

1. Application Hearing for East Newark Town Center, 900 Passaic Avenue, East Newark, NJ 07029 Block 12, Lot 1

SECRETARY CALLED MEETING TO ORDER AT 6:00 P.M.

THE PLEDGE OF ALLEGIANCE WAS RECITED.

THE SECRETARY CALLED THE ROLL CALL.

MEMBERS	PRESENT	ABSENT
MAYOR JOSEPH SMITH	X	
COUNCILMEMBER ROSE M. EVARISTO	X	
DAVID WOZNIAK	X	
JOSE HERNANDES	X	
ALZIRA CAETANO		X
CARLA FERNANDES	X	
CHRISTOPHER REIS	X	
ELIZABETH RONAN		X

There being SIX (6) members of the East Newark Planning Board Present, a QUORUM was declared.

ALSO PRESENT: GARY CUCCHIARA, ESQUIRE, BOARD COUNSEL; AND ANDREW FRENCH, BOARD ENGINEER; ROBERT COTTER, BOARD PLANNER; AND BRIGITE I. GONCALVES, SECRETARY TO THE PLANNING/ZONING BOARD.

MOTION TO ACCEPT AGENDA FOR THE SPECIAL MEETING OF OCTOBER 16, 2019

MOTION BY BOARD MEMBER FERNANDES
SECONDED BY BOARD MEMBER EVARISTO

Smith-Aye; Evaristo-Aye; Wozniak-Aye; Hernandez-Aye; Caetano-Absent;
Fernandes-Aye; Reis-Aye; Ronan-Absent
MOTION CARRIED

APPLICATION HEARING:

Applicant: East Newark Town Center, LLC
Property: 900 Passaic Avenue
Block 12, Lot(s) 1
East Newark, New Jersey 07029

Applicant's Counsel: Paul Jemas, Esq.

Exhibits:

- A-1 Application, dated March 13, 2018.
- A-2 Proof of publication and service of notice of the hearing.
- A-3 Site plan consisting of architectural plans entitled, "Proposed Clark Mill Adaptive Reuse for East Newark Town Center LLC," prepared by Bleeker Architectural Group LLC ("Bleeker"), last revised March 18, 2019 (the "plans").
- A-4 Traffic impact study entitled, "Traffic Impact Study for East Newark Town Center, LLC, Proposed Mixed-Use Redevelopment," prepared by Dynamic Traffic, dated January 2, 2019.
- A-5 Grading and drainage plans entitled, "Grading and Drainage Plan prepared for East Newark Town Centre, LLC," prepared by Petry Engineering, LLC ("Petry"), last revised March 15, 2019.
- A-6 Sanitary design report entitled, "Sanitary Sewer System Demand Analysis for East Newark Town Centre," prepared by Petry, dated September 25, 2018.
- A-7 Stormwater maintenance plan entitled, "Stormwater Management Facility Maintenance Plan for East Newark Town Centre," prepared by Petry, dated February 21, 2019.
- A-8 Stormwater management report entitled, "Stormwater Management Report for East Newark Town Centre," prepared by Petry, last revised March 15, 2019.
- A-9 Water service design report entitled, "Water Demand Analysis for East Newark Town Centre," prepared by Petry, last revised July 2019.
- A-10 Redevelopment Plan entitled, "East Newark Redevelopment Plan," last amended July 27, 2017.
- A-11 Ordinance No. 09-17 entitled, "Ordinance of the Mayor and Council of the Borough of East Newark Adopting an Ordinance Amending the Redevelopment Plan," dated August 23, 2017.
- A-12 Redevelopment Agreement entitled, "Redevelopment Agreement for the Rehabilitation and Construction of a Mixed-Use Project in the Clark Thread Mill Property in the Borough of East Newark," dated November 17, 2017.
- A-13 Bleeker response letter to completeness review report of the Board's engineering consultant, French & Parrello Associates ("FPA"), dated March 19, 2019.

A-14 Bleeker response letter to FPA technical review report, dated March 19, 2019 (actually prepared October 15, 2019).

A-15 Curriculum vitae entitled, "Thomas A. Banker Summary of Development Experience."

B-1 Completeness review report prepared by FPA, dated August 30, 2019.

B-2 Technical review report prepared by FPA, dated October 4, 2019.

B-3 Review report of proposed assigned parking plan prepared by FPA, dated October 15, 2019.

6:15 Thomas Banker, The Banker Group LLC
Consultant to Alma Realty and East Newark Town Center, LLC

6:16 Swearing in of Thomas Banker
Qualifications
Professional's Testimony

6:40 Meeting opened to questions from Board Members
Christopher Reis, Board Member

6:43 Address to Public by Board Counsel Gary Cucchiara, Esq.

6:43 John Bleeker, Architect for Project
Bleeker Architectural Group

6:44 Swearing in of John Bleeker
Qualifications
Professional's Testimony

Enhanced Exhibits are presented on Exhibit A3

Project to be completed in 5 phases

All staging & equipment to be done on property

7:03 Councilwoman Rose Evaristo, Board member

Applicant must come before Board in order to develop Open Space

7:05 Meeting Open to Public Comments

Walter Roman, 434 John Street, East Newark, NJ

Lawrence Handlin, 19 Trinity Place, Kearny, New Jersey

7:15 Board Engineer Andrew French

Phasing proposal to be provided to Borough Engineer

Board Redevelopment Counsel Anne S. Babineau, Esquire
Wilentz, Goldman & Spitzer

7:19 Walter Roman
Deborah Dory, 10 Sherman Avenue
Questions about parking to be asked of other professional
and not part of current professional

7:22 Lawrence Handlin

7:24 Rocco Lepore, Regional Council of Carpenters
Question regarding use of union workers
Question is not appropriate at this time or of this
professional

7:25 Jay M. Petry, Engineer
Petry Engineering

Swearing in of Jay M. Petry
Qualifications
Professional's Testimony

7:44 Questions from Board Members
Christopher Reis, Board Member

Parking will be required above flood elevation
Notice will be posted on limited number of parking spaces
that are below flood area

7:47 Carla Fernandes, Board Member

Proposed width of driveway is 24'
Minimum for fire equipment is 20'
New laterals for fire hydrants (6 inches)

7:50 Walter Roman

7:51 Lawrence Handlin

7:57 Board Engineer Andrew French

DEP Flood Hazard area permit

7:58 Lawrence Handlin

7:59 Joseph Straiger, Traffic Engineer
Dynamic Traffic

Swearing in of Joseph Straiger
Qualifications
Professional's Testimony

8:15 Meeting opened to questions from Board Members

Christopher Reis, Board Member

8:19 Meeting opened to questions from Public

Lawrence Handlin

8:28 Board Engineer Andrew French

8:32 Walter Roman

8:34 Lawrence Handlin

8:36 Jeffrey Stiles, Planner
Swearing in of Jeffrey Stiles
Qualifications
Professional's Testimony

8:44 Meeting opened to questions from Board Members
Meeting opened to questions from the Public
Lawrence Handlin

8:47 Board Engineer, Andrew French
Jitney Service to be provided to residents

8:48 Board Planner, Robert Cotter
Swearing in of Robert Cotter
Qualifications
Professional's Testimony

8:53 Meeting opened to questions from Board Members
Christopher Reis

8:55 Meeting opened to questions from Public

8:56 Board Redevelopment Counsel, Anne S. Babineau, Esquire
Questions/Comments from Board Engineer Andrew French

8:57 Meeting opened to public to ask questions, make comments
regarding application
Maria Carinha, 39 Mulock Place, East Newark, New Jersey
Question regarding parking for retail

9:03 Lawrence Handlin
Swearing in of Lawrence Handlin

9:05 Board Redevelopment Counsel, Anne S. Babineau, Esquire
Retail parking is not included in count for resident
parking. Commercial parking must be separate.

9:05 Dina Grilo, 39 Mulock Place, East Newark
Swearing in of Dina Grilo

9:07 Meeting opened to comments from Board Members
Closing remarks from Mr. Jemas

9:08 Meeting opened to closing comments from Board Members
Christopher Reis, Board Member

9:12 Cidalia Sarro, 240 Grant Avenue, East Newark, NJ
9:13 Closing remarks from Mayor Joseph R. Smith
9:19 Carla Fernandes, Board Member
Request if Applicant was present and could provide reason
for choosing East Newark to redevelop

Esfathios (Steve) Valiotis, Owner
Searing in of Esfathios Valiotis

MOTION TO GRANT APPLICATION BY BOARD MEMBER REIS
SECONDED BY MAYOR JOSEPH SMITH

Smith-Aye; Evaristo-Aye; Wozniak-Aye; Hernandez-Aye; Caetano-Absent;
Fernandes-Aye; Reis-Aye; Ronan-Absent
MOTION CARRIED

MOTION TO ADJOURN MEETING

MOTION BY BOARDMEMBER FERNANDES
MOTION SECONDED BY COUNCILWOMAN EVARISTO
Smith-Aye; Evaristo-Aye; Wozniak-Aye; Hernandez-Aye; Caetano-Absent;
Fernandes-Aye; Reis-Aye; Ronan-Absent
MOTION CARRIED

MEETING WAS ADJOURNED AT 9:27 P.M.

RESPECTFULLY SUBMITTED, BRIGITE I. GONCALVES, SECRETARY TO THE EAST
NEWARK PLANNING/ZONING BOARD