

REGULAR MEETING OF THE EAST NEWARK PLANNING BOARD
COUNCIL CHAMBERS
BOROUGH HALL
34 SHERMAN AVENUE
EAST NEWARK, NEW JERSEY 07029
REGULAR MEETING
January 7, 2021
MINUTES

PUBLIC STATEMENT

ADEQUATE NOTICE OF THIS MEETING BEING HELD ON THIS 7TH DAY OF JANUARY, 2021 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. APPROVAL OF MINUTES
2. HEARING:

342 JOHN STREET
BLOCK 9, LOT 16
EAST NEWARK, NEW JERSEY 07029
OWNER(S): FRANCISCO J. REGO

3. Reexamination Plan Discussion

SECRETARY CALLED MEETING TO ORDER AT 7:06 P.M.

THE PLEDGE OF ALLEGIANCE WAS RECITED.

THE SECRETARY CALLED THE ROLL CALL.

MEMBERS	PRESENT	ABSENT
MAYOR DINA M. GRILO	X	
COUNCILMEMBER ROSE M. EVARISTO	X	
DAVID WOZNIAK	X	
BILLY EREZUMA	X	
ROSANGELA ZAYAS	X	
CARLA FERNANDES	X	
CHRISTOPHER REIS	X	
RAY GRAHAM	X	
DONNA O'DONNELL	X	

There being NINE (9) members of the East Newark Planning Board Present, a QUORUM was declared.

ALSO PRESENT: GARY CUCCHIARA, ESQUIRE, BOARD COUNSEL; LEIGH FLEMING, PP, AICP, BOARD PLANNER; JORDAN CECININI, PE, GMICE, BOARD ENGINEER AND KERI SARRO, SECRETARY TO THE PLANNING/ZONING BOARD.

MOTION TO ACCEPT AGENDA FOR THE REGULAR MEETING OF JANUARY 7, 2021

MOTION BY BOARD MEMBER FERNANDES
SECONDED BY BOARD MEMBER REIS

Grilo-Aye; Evaristo-Aye; Wozniak-Aye; Erezuma-Aye; Zayas-Aye;
Fernandes-Aye; Reis-Aye; Graham-Aye; O'Donnell-Aye
MOTION CARRIED

MOTION TO OPEN MEETING TO HEARING FOR 342 JOHN STREET BLOCK 9, LOT 16

MOTION BY BOARD MEMBER ZAYAS
SECONDED BY BOARD MEMBER O'DONNELL

Grilo-Aye; Evaristo-Aye; Wozniak-Aye; Erezuma-Aye; Zayas-Aye;
Fernandes-Aye; Reis-Aye; Graham-Aye; O'Donnell-Aye
MOTION CARRIED

Applicant's Counsel: Frank P. Luciano, Esq. Attorney at Law

7:15 PM Gary Cucchiara, Board Counsel addressing preliminary matters:

- 1.) Governing Body members cannot vote on Zoning Application
- 2.) One Board Member resides within 200' of subject property
- 3.) Full membership is not present

Swearing in and Testimony of Frank P. Luciano, Legal Counsel for Applicant
147 Main Street Suite 5, Lodi, NJ 07644

Swearing in and Testimony of Property Owner Francisco J. Rego

Swearing in and Testimony of William Stimmel, Planner
Post Office Box 280, Rutherford, New Jersey

Swearing in and Testimony of Leigh Fleming, Board Planner
236 Broad Street, Red Bank, New Jersey

Board Discussion

REEXAMINATION PLAN DISSCUSSION WITH LEIGH FLEMING, PP, CIPA, Board Planner

RESOLUTION: APPROVAL OF MINUTES

WHEREAS, copies of the minutes of the following meetings have been provided to the members and reviewed by the members of the East Newark Planning Board:

Regular Meeting December 5, 2020

NOW THEREFORE, BE IT RESOLVED, that all of the aforementioned minutes of said meeting be and are hereby approved.

MOTION BY BOARD MEMBER FERNANDES
SECONDED BY BOARD MEMBER REIS

Grilo-Aye; Evaristo-Aye; Wozniak-Aye; Erezuma-Aye; Zayas-Aye;
Fernandes-Aye; Reis-Aye; Graham-Aye; O'Donnell-Aye
MOTION CARRIED

MOTION TO OPEN MEETING TO PUBLIC

MOTION BY BOARDMEMBER FERNANDES

MOTION SECONDED BY BOARDMEMBER REIS

Grilo-Aye; Evaristo-Aye; Wozniak-Aye; Erezuma-Aye; Zayas-Aye;
Fernandes-Aye; Reis-Aye; Graham-Aye; O'Donnell-Aye
MOTION CARRIED

No member of the public wishes to come before the Board or Applicant

MOTION TO CLOSE PUBLIC PORTION

MOTION BY BOARDMEMBER ZAYAS

MOTION SECONDED BY BOARDMEMBER REIS

Grilo-Aye; Evaristo-Aye; Wozniak-Aye; Erezuma-Aye; Zayas-Aye;
Fernandes-Aye; Reis-Aye; Graham-Aye; O'Donnell-Aye
MOTION CARRIED

MOTION TO APPROVE APPLICATION

MOTION BY BOARDMEMBER GRAHAM

MOTION SECONDED BY FERNANDES

Grilo-Abstain; Evaristo-Abstain; Wozniak-Aye; Erezuma-Aye; Zayas-Aye;
Fernandes-Aye; Reis-Aye; Graham-Aye; O'Donnell-Aye
MOTION CARRIED AND APPLICATION IS APPROVED

MOTION TO ADJOURN MEETING

MOTION BY BOARDMEMBER FERNANDES

MOTION SECONDED BY BOARDMEMBER GRAHAM

Grilo-Aye; Evaristo-Aye; Wozniak-Aye; Erezuma-Aye; Zayas-Aye;
Fernandes-Aye; Reis-Aye; Graham-Aye; O'Donnell-Aye
MOTION CARRIED

MEETING WAS ADJOURNED AT 10:16 P.M.

EXHIBITS PROVIDED FOR APPLICATION:

- A-1 Proof of publication and service of notice of the hearing.
- A-2 Deed from Francisco Rego and Carmen Rego, his wife, to Applicant, dated July 13, 1995.
- A-3 Deed from John Cruz and Anna Cruz, his wife, to Francisco Rego and Carmen Rego, his wife, dated September 21, 1984.
- A-4 Contract for sale of the property, dated July 9, 1984.
- A-5 Certificate of registration issued by the New Jersey Department of Community Affairs ("DCA"), dated August 2, 1986.
- A-6 Notice to file for DCA certificate of registration, dated July 17, 2020.
- A-7 Floor plan of the dwelling.
- A-8 Apartment registration certificate issued by the Borough, dated June 5, 2018.
- A-9 Apartment registration application filed with the Borough, dated April 30, 2018.
- A-10 Zoning table on survey of the property prepared by Morgan Engineering & Surveying, dated October 18, 2020.

A-11 Occupancy descriptions of the property published by the Price & Lee Company in 1938, 1954, 1964, and 1971.
A-12 1950 Sanborn map.
A-13 1907 Sanborn map.
A-14 Photographs of site consisting of six (6) pages.
B-1 Borough's 1984 Master Plan.
B-2 Report of the Board's planning consultants, Heyer, Gruel & Associates, dated December 29, 2020.

RESPECTFULLY SUBMITTED, KERI SARRO, SECRETARY TO THE EAST NEWARK
PLANNING/ZONING BOARD