

REGULAR MEETING OF THE EAST NEWARK PLANNING BOARD
COUNCIL CHAMBERS
BOROUGH HALL
34 SHERMAN AVENUE
EAST NEWARK, NEW JERSEY 07029
April 7, 2022
MINUTES

PUBLIC STATEMENT

ADEQUATE NOTICE OF THIS MEETING BEING HELD ON THIS 7TH DAY OF APRIL, 2022 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. Resolution: Case #2021-03, 414 John Street, Block 10, Lot 31, East Newark, NJ, Owner: Isaac Moradi
2. Review of the following for referral for consistency with the Borough's Master Plan.
 - a. Ordinance #02-2022 adopting Third Redevelopment Plan
 - b. Resolution 38-22 designating East Newark as area in need of rehabilitation.
3. Approval of Minutes for March 3, 2022, Regular Meeting: APPROVED

SECRETARY CALLED MEETING TO ORDER AT 7:00 P.M. THE PLEDGE OF ALLEGIANCE WAS RECITED. THE SECRETARY CALLED THE ROLL CALL.

MEMBERS	PRESENT	ABSENT
MAYOR DINA M. GRILO	X	
COUNCILMEMBER CHRIS REIS	X	
DAVID WOZNIAK	X	
BILLY EREZUMA	X	
ROSANGELA ZAYAS	X	
CARLA FERNANDES	X	
RAY GRAHAM	X	
MIKE GUERRIERI		X
KELLY CORBLIES	X	

As eight (8) members of the East Newark Planning Board are Present, a QUORUM was established.

ALSO PRESENT: GARY CUCCHIARA, ESQUIRE, BOARD COUNSEL; LEIGH FLEMING, BOARD PLANNER; AND MARY C. GAINES, SECRETARY TO THE PLANNING/ZONING BOARD.

MOTION TO ACCEPT AGENDA FOR THE REGULAR MEETING OF APRIL 7, 2022.

MOTION BY BOARDMEMBER FERNANDES
SECONDED BY BOARDMEMBER REIS

ALL IN FAVOR VOTING AYE, MOTION WAS CARRIED

APPROVAL OF MINUTES

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

Regular Meeting March 3, 2022

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

MOTION BY BOARDMEMBER FERNANDES
SECONDED BY BOARDMEMBER REIS

Grilo-Aye; Reis-Aye; Zayas-Aye; Graham-Aye; Fernandes-Aye; Corblies-Aye,
Erezuma-Aye; Wozniak-Aye.

MOTION CARRIED

RESOLUTIONS:

Case 03-2021: ISAAC MORADI FOR 414 JOHN STREET, BLOCK 10, LOT 31

Motion made by Board Member Fernandes, seconded by Board Member Zayas, to memorialize Resolution as presented.

Grilo-Aye; Reis-Aye; Zayas-Aye; Graham-Aye; Fernandes-Aye; Corblies-Aye;
Wozniak-Aye; Erezuma-Abstains

Motion Carried.

OLD BUSINESS: NONE

NEW BUSINESS:

Ordinance 02-2022 adopting Third Redevelopment Plan Amendment.

Presentation made by Leigh Flemming of Heyer, Gruel and Associates

Ms. Fleming stated that the changes entail taking the St. Anthony's site out of the public facilities subdistrict and create a new subdistrict which would permit 1 and 2 family dwellings as well as public facilities.

The standards mirror the existing R2 - 1 and 2 family dwellings plus there are some additional design standards that are included which you are allowed to do in the Redevelopment that you are not allowed to do in traditional zoning.

The role of the Board tonight is to determine whether this is consistent with the Master Plan. This was recommended within the Master Plan Reexamination which called out the St. Anthony site is in public facilities. Currently the only uses that property could be used for is for public facilities and since the Borough does not own that property this property has sat unable to be used since typically a private entity is not going to come in and develop the site as a public facility.

Since it was explicitly recommended in the Master Plan Reexamination, it is consistent with the Borough's Master Plan.

Mr. Cucchiara stated that what is before the Board is whether to recommend it as written, not recommend it or recommend it with changes. Since it is specifically addressed in the Master Plan, It would be appropriate at this time to recommend to the Mayor and Council that they adopt the ordinance in it's entirety or with changes.

Councilman Reis asked if Ms. Fleming recommendation is to approve it.

Leigh Fleming: I think so. The existing zone map says that this area is in an R2 Zone. While that is not accurate, it does fit in. It's surrounded by one and two family dwellings across from the Borough Hall. It is an appropriate change to the zoning for that site.

Councilman Reis: Ok.

Motion to recommend adoption of the Ordinance. Motion made by Board Member Graham, seconded by Board Member Fernandes, in favor of Ordinance 02-2022 as presented and to forward to Mayor and Council.

Grilo-Aye; Reis-Aye; Zayas-Aye; Graham-Aye; Fernandes-Aye; Corblies-Aye, Erezuma-Aye; Wozniak-Aye.

Motion Carried.

Mr. Cucchiara stated that the Board is required to issue a report which he will prepare in the form of a letter.

Resolution 38-22 Designating East Newark an Area in Need of Rehabilitation.

Presentation made by Leigh Fleming of Heyer, Gruel & Associates.

Ms. Fleming stated that the Mayor and Council authorized an investigation to determine if the Borough at large qualifies as an area in need of Rehabilitation which is a lower standard than an area in need of redevelopment. There are different criteria which is not as intense. The municipality would be able to approve pilots, payments in lieu of taxes, 30-year tax abatements. The Borough would not be required to provide them, it would just be an additional tool.

Ms. Fleming further stated that the appeal of designating the borough is that the entire borough can be incorporated into a Redevelopment Plan. There were several areas which during the Master Plan Reexamination Report like the west side of Passaic Avenue where it was recommended for potential redevelopment.

The criteria the Borough would satisfy is that 50% of the housing stock is 50 years or over. When looking at the tax records and paired with the American community survey which reports years of buildings, it indicated that 71% of the dwelling units in the Borough were constructed prior to 1972 which means that more than 50% of the housing stock is over 50 years or older which is the second criteria to designate the Borough as an area in need of rehabilitation.

Mr. Reis asked if the benefits of doing this is that it gives the Borough more control over what happens.

Ms. Fleming stated that when you are doing the entire Borough at once there is more flexibility of revising the redevelopment using Passaic Avenue or Valley Bank property as examples. Rather than doing areas piece by piece, you have done this step already. It is another tool. It doesn't change what is existing today. It opens up that those properties can be put into the Redevelopment Plan. The other benefits of tax abatement are not requirements. They are options. This also eliminates potential spot zoning. Redevelopment is exempt from spot zoning. You have less justification for the zoning and increased control. You can also control the esthetics of a property which you can not do with traditional zoning.

Mr. Reis asked if there were any downsides.

Mr. Cucchiara stated that the key thing is flexibility. It gives you the authority to go in different directions as you see fit.

Mr. Cucchiara stated that this is the opportunity to entertain a motion to have a report issued to recommend adoption of the Resolution or not or indicate any particular objections to it.

Motion made by Board Member Reis, seconded by Board Member Gurrieri in favor of Resolution 38-22 as presented and to forward to Mayor and Council.

Mr. Cucchiara he will prepare a report in the form of a letter.

OPEN TO PUBLIC PORTION:

Motion made by Board Member Fernandes
Seconded by Board Member Reis

ALL IN FAVOR SAID AYE, MOTION WAS CARRIED

No members of the public came forward to comment.

MOTION TO CLOSE PUBLIC PORTION OF MEETING:

Motion by Board Member Fernandes
Seconded by Boardmember Reis.

ALL IN FAVOR SAID AYE, MOTION WAS CARRIED

MOTION TO ADJOURN MEETING
MOTION BY BOARDMEMBER REIS
MOTION SECONDED BY BOARDMEMBER FERNANDES

ALL IN FAVOR SAYING AYE.
MOTION CARRIED

MEETING WAS ADJOURNED AT 7:50 P.M.

RESPECTFULLY SUBMITTED, MARY C. GAINES, SECRETARY TO THE EAST
NEWARK PLANNING/ZONING BOARD