

REGULAR MEETING OF THE EAST NEWARK PLANNING BOARD
COUNCIL CHAMBERS
BOROUGH HALL
34 SHERMAN AVENUE
EAST NEWARK, NEW JERSEY 07029
DECEMBER 1, 2022
MINUTES

PUBLIC STATEMENT

ADEQUATE NOTICE OF THIS MEETING BEING HELD ON THIS 1ST DAY OF DECEMBER, 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. Approval of Minutes for November 3, 2022, Regular Meeting
2. New Business: Case 2022-01, Major Subdivision Application of Boulder Concepts for property located at 406 North 2nd Street, Block 8, Lots 22, 24 through 27, in the Bourough of East Newark, NJ.
3. Review of Ordinance 11-2022 adopting fourth Redevelopment Plan Amendments

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	
BILLY EREZUMA	X	
ROSANGELA ZAYAS		X
RAY GRAHAM	X	
CARLA FERNANDES	X	
KELLY CORBLIES	X	
MIKE GURRIERI		X
DAVID WOZNIAK		X

As eight (6) members of the East Newark Planning Board are Present, a QUORUM was established.

ALSO PRESENT: DONOVAN BEZER, ESQUIRE, BOARD COUNSEL; LEIGH FLEMING, BOARD PLANNER; DON NORBUT, BOARD ENGINEER AND MARY C. GAINES, SECRETARY TO THE PLANNING/ZONING BOARD.

MOTION TO ACCEPT AGENDA FOR THE REGULAR MEETING OF NOVEMBER 3, 2022.

MOTION BY BOARDMEMBER GRAHAM
SECONDED BY MAYOR GRILO

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 November 3, 2022

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

MOTION BY BOARDMEMBER EREZUMA
SECONDED BY BOARDMEMBER GRAHAM

Grilo-Aye; Reis-Aye; Erezuma-Aye; Graham-Aye; Fernandes-Aye,
MOTION CARRIED

RESOLUTIONS: None

OLD BUSINESS: NONE

NEW BUSINESS:

Case #2022-01, Major Site Plan and Major Subdivision Application of Boulder Concepts, for property located at 406 North 2nd Street, Block 8, Lots 22, 24 through 27 in the Borough of East Newark, NJ.

Applicant's Counsel: Rosemary Stone-Dougherty, Esq. with firm of Javerbaum Wurgaft.

The following exhibit is marked into record:

A-1 Colorized Landscape Plan

An overview of the application was presented by Rosemary Stone-Dougherty stating that they are asking for Preliminary and Final Major Site Plan in order to subdivide the existing Block 8, Lots 22, 24, 25, 26 and 27 to create six lots that will each have their own separate two-family new construction dwelling located on them.

At this time, Board member Corblies recused herself since she is within 200 feet of property.

Mr. William Page, Licensed Engineer and Licensed Planner was sworn in.

Mr. Christopher Juchnik, Licensed Architect, was sworn in.

Refer to transcript of proceedings prepared by AB Court Reporting, LLC, Certified Court Reporters. Transcript was made from an audio recording that was taken on December 1, 2022, and is attached.

The following is a list of conditions that Attorney Stone-Doherty took as follows:

- Recommendation of the Board Engineer to eliminate the overflow pipe and that need of an easement if we can create those low points in the rear yards and have them each individual.
- If we can move the wall in for Lot 21 where the retaining wall footing was encroaching over on the adjacent private property. We will correct that.
- Make sure none of the driveways are encroaching into the right-of-way. And that they would maintain the sidewalks on both Sherman and Second Street.
- They will fill in and expand the five foot sidewalk to the full length of the curb and eliminate that approximate 2 foot grass area in between the sidewalk and the curb to make that sidewalk larger on Sherman.
- They will reconfigure inside the garage, shifting the utility room over to allow for extra garbage/trash can area for that reach-in that was discussed.
- Eliminate the door error on the John Street corner lot so that we're not showing the door exiting onto the adjacent property.
- Agree to minimize all of the curb cuts to eliminate those variances to 10 feet so that will allow additional width on the on-street to provide better opportunity for on-street parking.
- Maintain the sidewalk on John Street as well.
- Comply with all comments from Borough Planner and Borough Engineer.

Motion was made by Councilman Reis, seconded by Mr. Erezuma to approve application as presented with conditions as noted above.

On Roll Call, Reis-Aye; Erezuma-Aye; Graham-Aye; Fernandes-Aye, Grilo-Abstain.
MOTION CARRIED

Ordinance 11-2022 adopting Fourth Redevelopment Plan Amendment.

It was noted that Board Member Corblies returned to the meeting.

Presentation made by Leigh Flemming of Heyer, Gruel and Associates

Ms. Fleming stated that this is essentially the same amendment as was presented at the previous meeting with the removal of one and two family dwellings from 700 F. E. Rodgers subdistrict. This counts as a substantive change because it altered the uses permitted. It had to be reintroduced to the Mayor and Council and re-referred to the Planning Board. There are no one and two families permitted in the Valley Bank site.

Motion by Councilman Erezuma, seconded by Board Member Corblies to approve the amendment as presented.

On Roll Call, Mayor Grilo- Aye, Reis-Aye; Erezuma-Aye; Graham-Aye; Fernandes-Aye, Corblies, Aye.

MOTION CARRIED

OPEN TO THE PUBLIC: Motion was made Councilma Reis, seconded by Board Member Corblies and all members voting AYE, Meeting was opened to the public.

Martha Espaillat, 142 North 2nd Street, East Newark, NJ. Questioned when construction was going to start and stated that she believed Chris Glancey, the owner of the development by Boulder Concepts will use her water without her permission.

Mr. Beezer stated that this is not the right forum for this but she may want to contact her attorney.

Ms. Espaillat stated she is very concerned about them touching her proeprty and wants them to respect her property.

Motion by Board Member Corblies, seconded by Councilman Reis to close the meeting to the public. All members voting AYE, meeting was closed to the public.

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

ALL IN FAVOR SAYING AYE.
MOTION CARRIED

MEETING WAS ADJOURNED AT 9:05 P.M.

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