

REGULAR MEETING OF THE EAST NEWARK PLANNING BOARD  
COUNCIL CHAMBERS  
BOROUGH HALL  
34 SHERMAN AVENUE  
EAST NEWARK, NEW JERSEY 07029  
FEBRUARY 22, 2024  
**MINUTES**

PUBLIC STATEMENT

ADEQUATE NOTICE OF THIS MEETING BEING HELD ON THIS 22<sup>ND</sup> DAY OF FEBRUARY, 2024 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 January 25, 2024 Reorganization Meeting and January 25, 2024, Regular Meeting
2. Resolution: Case 2024-01, Kasego Corp, 500 Passaic Avenue, Block 13, Lot 2.01 in the Borough of East Newark, NJ.
3. New Business: Approval of Board's Annual Report of 2023

ACTING CHAIRPERSON, MICHAEL MANCINI, CALLED MEETING TO ORDER AT 7:14 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
RAY GRAHAM		X
KELLY CORBLIES		X
MICHAEL MANCINI	X	
CATERINA GUIMARAES		X
ERIC MULRENAN	X	
CRISTINA GONZALEZ	X	
DONNA O'DONNELL		X

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

ALSO PRESENT: GARY J. CUCCHIARA, ESQUIRE, BOARD COUNSE AND MARY C. GAINES, SECRETARY TO THE PLANNING/ZONING BOARD.

MOTION TO ACCEPT AGENDA FOR THE REGULAR MEETING OF FEBRUARY 22, 2024.

MOTION BY BOARDMEMBER REIS  
SECONDED BY BOARDMEMBER GUIMARAES

ALL IN FAVOR VOTING AYE, MOTION WAS CARRIED

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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:

Reorganization Meeting and Regular Meeting on January 25, 2024.

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

MOTION BY BOARDMEMBER REIS  
SECONDED BY BOARDMEMBER GUIMARAES

REIS-AYE, MANCINI-AYE, GUIMARAES-AYE, MULRENAN-AYE, MAYOR GRILLO-AYE; GONZALEZ-ABSTAINED MOTION CARRIED

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RESOLUTIONS:

Case 2401 for Kasego Corp., 500 Passaic Avenue, Block 13, Lot 2.01, East Newark, NJ

MOTION BY BOARDMEMBER GUIMARAES  
SECONDED BY BOARDMEMBER REIS

REIS-AYE, MANCINI-AYE, GUIMARAES-AYE, MULRENAN-AYE, MAYOR GRILLO-ABSTAINED; GONZALEZ-ABSTAINED MOTION CARRIED

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OLD BUSINESS: NONE

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NEW BUSINESS:

APPROVAL OF BOARD'S ANNUAL REPORT OF 2023

Mr. Cucchiara stated that the Board of Adjustment has an obligation to prepare a report of the applications of the prior year and make any recommendations for zoning changes. In the past year, we had a Certification of Non Conformity for billboard at 710 Rodgers Blvd. North. The Board approved it. We also had an application by Ervanna Dispensary for the same location that was approved by the Board.

Also the Master Plan reexamination report and also a large number of zoning code revisions and recommendations. However, if there was any recommendations that any members of the Board would like to consider, we can discuss them and table this until the next meeting. Otherwise, the Board can approve the report as written. It will then be submitted to the Governing Body for review and acceptance. It will be on the Agenda for the Governing Body at their next meeting.

If this was a separate Board and not a combined Board, it would also be submitted to the Planning Board but since we are a combined Board, it only needs to be submitted to the Governing Body.

MOTION BY BOARDMEMBER REIS  
SECONDED BY BOARDMEMBER GUIMARAES

REIS-AYE, MANCINI-AYE, GUIMARAES-AYE, MAYOR GRILLO-AYE;  
MULRENAN-ABSTAINED AND GONZALEZ-ABSTAINED MOTION CARRIED

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OPEN TO THE PUBLIC: Motion by Board Member Reis, seconded by Board Member Guimaraes to open the meeting to the public. All members voting AYE, meeting was opened to the public.

Acting Chair Mancini asked if there was anyone from the public that wishes to be heard on this matter.

NO COMMENTS FROM THE PUBLIC

CLOSE TO THE PUBLIC. Motion by Board Member Reis, seconded by Board Member Guimaraes to close the meeting to the public. All members voting AYE, meeting was closed to the public.

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MOTION TO ADJOURN MEETING:

MOTION BY BOARDMEMBER REIS  
MOTION SECONDED BY MAYOR GUIMARAES  
ALL IN FAVOR SAYING AYE.  
MOTION CARRIED

MEETING WAS ADJOURNED AT 7:22 P.M.

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