

RE-ORGANIZATION MEETING OF THE EAST NEWARK PLANNING BOARD
COUNCIL CHAMBERS
BOROUGH HALL
34 SHERMAN AVENUE
EAST NEWARK, NEW JERSEY 07029
RE-ORGANIZATION MEETING
February 27, 2025
MINUTES

PUBLIC STATEMENT

ADEQUATE NOTICE OF THIS MEETING BEING HELD ON THIS 27th DAY OF FEBRUARY, 2025 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. ELECTION OF CHAIRPERSON FOR 2025
2. ELECTION OF VICE-CHAIRPERSON FOR 2025
3. RESOLUTION APPOINTING THE OFFICIAL NEWSPAPERS
4. APPOINTMENT OF PLANNING BOARD SECRETARY
5. APPOINTMENT OF PLANNING BOARD COUNSEL
6. APPOINTMENT OF BOROUGH ENGINEER
7. APPOINTMENT OF PLANNING BOARD PLANNER
8. ACCEPTANCE OF PLANNING BOARD RULES & REGULATIONS
9. CALENDAR OF MEETING DATES FOR 2025.

SECRETARY CALLED MEETING TO ORDER AT 7:03 P.M.

THE PLEDGE OF ALLEGIANCE WAS RECITED.

THE SECRETARY CALLED THE ROLL CALL.

MEMBERS	PRESENT	ABSENT
MAYOR DINA M. GRILO	X	
COUNCILMEMBER CHRISTOPHER REIS	X	
BILLY EREZUMA		X
RAY GRAHAM	X	
KELLY CORLIES		X
MICHAEL MANCINI	X	
ERIC MULRENAN	X	
CRISTINA GONZALEZ	X	

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

ALSO PRESENT: MARY GAINES, SECRETARY TO THE PLANNING/ZONING BOARD, GARY J. CUCCHIARA, ESQ, BOARD ATTORNEY, DONALD NORBUT, BOARD ENGINEER.

NOMINATIONS OF THE BOARD CHAIR AND VICE CHAIR:

NOMINATION WAS MADE TO ELECT RAY GRAHAM AS CHAIRPERSON TO THE EAST NEWARK PLANNING BOARD FOR THE CALENDAR YEAR 2025

MOTION BY BOARD MEMBER MANCINI
SECONDED BY COUNCILMAN REIS

ROLL CALL: REIS-AYE, MULRENAN-AYE, MANCINI-AYE, GONZALEZ-AYE, GRILO-AYE MOTION CARRIED

**MOTION TO ELECT ERIC MULRENAN AS VICE-CHAIRPERSON TO THE EAST NEWARK
PLANNING BOARD FOR THE CALENDAR YEAR 2025**

MOTION BY MAYOR GRILO
SECONDED BY COUNCILMAN REIS

ROLL CALL: REIS-AYE, GRAHAM-AYE, MANCINI-AYE, GONZALEZ-AYE, GRILO-AYE.
MOTION CARRIED

**MOTION TO ACCEPT AGENDA FOR THE REORGANIZATION MEETING OF FEBRUARY 27,
2025**

MOTION BY BOARD MEMBER REIS
SECONDED BY BOARD MEMBER MANCINI
ALL IN FAVOR MOTION CARRIED

THE FOLLOWING RESOLUTIONS WERE PRESENTED FOR APPROVAL:

PB01-25, Appointment of Mary Gaines, Planning Board Secretary
**PB02-25, Designation of The Observer, The Newark Star Ledger and the
Jersey Journal the Official Newspapers**
PB03-25, Appointment of Donald Norbut, Planning Board Engineer
PB04-25, Appointment of McKinley Mertz, Planning Board Planner
PB05-25, Appointment of Gary J. Cucchiara, Esq. Planning Board Counsel
PB06-25, Approval of Rules and Regulations
PB07-25, Calendar of Meeting Dates for 2025.

**MOTION MADE BY BOARD MEMBER GONZALEZ
SECONDED BY VICE CHAIR MULRENAN**

ROLL CALL: REIS-AYE, GRAHAM-AYE, MANCINI-AYE, MULRENAN-AYE, GONZALEZ-
AYE, GRILO-AYE.
MOTION CARRIED

OPEN MEETING TO PUBLIC

MOTION BY BOARD MEMBER GONZALEZ
MOTION SECONDED BY BOARDMEMBER MULRENAN
ALL IN FAVOR, MOTION CARRIED

NO MEMBERS OF THE PUBLIC WISHED COME BEFORE THE BOARD.

MOTION TO CLOSE PUBLIC PORTION OF MEETING

MOTION BY BOARD MEMBER MULRENAN
MOTION SECONDED BY BOARD MEMBER REIS
ALL IN FAVOR MOTION CARRIED

MAYORS MESSAGE:

Mayor spoke about the Seniors and senior housing. The Borough is steadfast in getting ENTC up and running. The park is opening up on Community Day which is Sunday, the 30th of July. Police have been phenomenal.

Mr. Reis mentioned the proposal for Silo project and they would need a Class D Variance. The work, if all goes accordingly, is a \$15 million

investment. Thinking of changing the Ordinance to allow operating at 4 a.m. Five a.m. is more doable. Sound measurements they have to stay under 50. We can talk about it again at the next Mayor and Council meeting.

If they go with the enclosure. They are not going away. They don't want to be here. If they can go to continue, they should make it beautiful and quiet. Add trees, concrete wall and possibly give the Town use of the empty lot for parking spots to rent out. That would be nice. Maybe opening earlier for that.

Mayor: The Garage that was purchased from the Town. Keeping it a warehouse improvement. He put out the garbage, updating upstairs for offices.

Cannabis store over the bank.

Ms. Gonzalez stated that the benches by the bar and bank are a problem.

Mayor stated that we are proposing emergency kiosk boxes. We will have people on our own street. We are hiring 2 more. Also for a couple more and we have Hudson County.

Mr. Reis: Ordinance to stop vagrancy.

Mayor: OEM is giving us a gator to drive into the park. With that we will have a plan in place. We are doing that. No permission for flames outside a permit. Enforce it and well lit.

Ms. Gonzales: As long as it is well lit, that would be a deterrent.

Mayor: Also some estimates from different companies for cameras.

MOTION TO ADJOURN MEETING

MOTION BY BOARDMEMBER MULRENAN
MOTION SECONDED BY BOARDMEMBER REIS
ALL IN FAVOR, MOTION CARRIED

MEETING WAS ADJOURNED AT 720 P.M.
RESPECTFULLY SUBMITTED, MARY GAINES, SECRETARY TO THE EAST NEWARK
PLANNING/ZONING BOARD