Newark

Department of Economic & Housing Development

Planning, Zoning, Boards & Commissions
920 Mayor K. Gibson Blvd, Room 112

Newark, New Jersey 07102
Tel: 973-733-6333
Fax: 973 733-4369

Ras J. Baraka
Mayor

Allison Ladd
Deputy Mayor/Director

Pallavi Shinde, PP, AICP
Planning Director

Nana Jumah
Zoning Officer

October 16, 2025

Re: Central Planning Board Decision Letter CPB-25-44
5-7 South 7th Street
(Block 1854, Lot(s) 13)

Demolition and New 50-Unit Mixed-Use Building with Garage

The Central Planning Board, City of Newark, New Jersey, at its regular public hearing held on September 22, 2025 voted to Grant, and on October 6, 2025 to memorialize a Preliminary and Final Site Plan with 'C' Variances Approval for the above referenced projects.

However, this approval is subject to compliance with conditions listed in the memorandum from the planner and all conditions set forth by the Board. If applicable, Essex County Planning Board approval will also be necessary.

You must revise plans to incorporate any agreed upon revision and submit two complete sets of 24x36 and one 11x17 collated signed & sealed site plan and a digital copy to the Office of Planning. Under no circumstances are plans to be sent to the Department of Engineering.

Pursuant to the Municipal Land Use, C40:55D, 10i, ***the applicant must publish the decision of the Board pertaining to the application in a newspaper of general circulation within ten (10) days of the decision.*** A copy of this publication must be sent to the Central Planning Board and made part of the permanent file.

Attached please find the Resolution attesting to the Board's decision.

Sincerely,
Carrissa Evans-Person
Carrissa Evans-Person, Secretary
Central Planning Board

NCP 2025 MEMORIALIZATION RESOLUTION

APPLICATION: CPB 25-44

HEARING DATE: September 22, 2025

PROJECT: Demolition and new 50-unit mixed-use building with garage

ADDRESS: 5-7 South 7th Street
(Block 1854, Lot 13)

APPROVALS: Preliminary and Final Site Plan with "C" Variances

VARIANCES:

1. Insufficient Rear Yard Setback
2. Excessive Lot Coverage by Building
3. Excessive Impervious Lot Coverage
4. Insufficient Primary Façade Ground Level Transparency

WAIVERS:

1. Excessive Driveway Width

OWNER: Luis H. Ribeiro

APPLICANT: 7th Street Management LLC

WHEREAS, 7th Street Management LLC (the "Applicant") filed an application with the Central Planning Board ("Board") of the City of Newark, New Jersey (the "City"), with respect to Block 1854, Lot 13 on the City's official tax map, commonly known as 5-7 South 7th Street (the "Property"), seeking preliminary and final site plan approval to construct an eight (8)-story mixed-use building comprised of ground floor retail and 50 residential units above, along with amenity space (the "Project"); and

WHEREAS, the Property is located within the City's West Ward and the Fairmount Neighborhood and is located within the City's C-2 Community Commercial Zone; and

WHEREAS, the Applicant presented proof that least 10 days prior to the date scheduled for the hearing on this application, adequate notice of this application was published in an official newspaper and served on neighboring property owners within 200 feet of the Property in accordance with the application law and a sign notice was displayed on the Property consistent with the City of Newark guidelines and ordinances; and

WHEREAS, the application reviewed by the Board comprised the following documents:

Document Title

- CPB 25-44 City of Newark Development Application;
- Department of Engineering Site Plan Checklist, dated December 2, 2024;
- 5-7 South 7th Street Site Survey prepared by Richlan Lupo and Associates, dated April 10, 2024;
- 5-7 South 7th Street Preliminary and Final Site Plan prepared by AWZ Engineering, dated November 29, 2024;
- 5-7 South 7th Street Operation and Maintenance Plan for Stormwater Management prepared by AWZ Engineering, dated November 29, 2024;
- 5-7 South 7th Street Stormwater Management Report prepared by AWZ Engineering, dated November 29, 2024; and
- 5-7 South 7th Street Architectural Plan prepared by SUAD, dated November 29, 2024

WHEREAS, a public hearing was held on this application on September 22, 2025; and

WHEREAS, Jennifer M. Carrillo-Perez, Esq. of Connell Foley LLP, presented the application to the Board on behalf of the Applicant; and

WHEREAS, there were no objectors; and

WHEREAS, the Board, in open session on Monday, September 22, 2025, voted to grant the Application with certain conditions as reflected in the findings set forth below; and

WHEREAS, this Resolution incorporates by reference all discussions, exhibits, and testimony presented at the hearing of September 16, 2025, as if set forth at length herein; and

WHEREAS, the Central Planning Board, City of Newark, New Jersey, after considering the evidence presented by the Applicant and/or representative, notification to adjoining Property owners and the general public and after consulting with the appropriate municipal departments has made the following factual findings:

FINDINGS OF FACT:

All the Recitals herein set forth are incorporated herein by reference and all the exhibits, drawings, and documents, including the Applicant's Supporting Documents and the City planner's testimony and reports, if any, are hereby incorporated by reference.

NEIGHBORHOOD/AREA:

Ward: West

Neighborhood: Fairmount

Zone: C-2 Community Commercial Zone

Property Description:

The Property is known as Lot 13 in Block 1854, located at 5-7 South 7th Street near the intersection with West Market Street. The rectangularly shaped lot measures 8,050 SF and has 50' of frontage on South 7th Street. Its depth ranges from 164' to 158'.

The Property is currently developed with a 3-story, two-family dwelling on a concrete slab. Sections of concrete walls, chain link fencing and PVC fencing encircle the Property. The Property is not in a flood hazard zone.

Neighborhood Description:

The Property is approximately five blocks east of Fairmount Cemetery, one block south of the Donald M Sr. School of Technology, and less than a minute car ride from a Route 280 ramp.

On either side of Central Avenue is a swath of C-2 zoning, including the subject Property. To the north and east is R-3 "Residential 1-4 Family and Townhouse" zoning alongside some pockets of MX-1 "Mixed-Use Low Density" on West Market Street. To the west is a stretch of R-4 "Residential Low-Rise Multifamily".

Block 1854 contains a mixture of uses. Lots 15 and 6 are dedicated to automotive businesses, Lot 26 is a large church, and Lots 34 and 35 are residential in nature. Across South 7th Street is an Exxon gas station.

PROJECT SUMMARY:

On property located in the City's C2 (Community Commercial) Zone, Applicant proposes to demolish the two-family building and associated structures currently on site. The Applicant will then construct an 8-story mixed-use building complete with ground floor commercial, ground floor parking, and 50 residential units. The Applicant is seeking preliminary and final site plan approval with five (5) "C" variances.

ZONING:

The Property is in the C-2 Zone where mixed-use buildings with multi-family dwellings and non-residential uses is a conditionally permitted land use type. Mixed-use buildings with residential and non-residential uses are a permitted building type. The Project must meet the following conditional use standards to be permitted in the C-2 Zone:

Conditional Use Standards for Mixed-Use Buildings in the C-2 Zone Exceeding 5 Stories/60' (NZLUR 41:6-2-29)		
Standard	Proposed	Meets Standard
A green roof equal to 65% or greater of the total Usable Roof Area shall be provided. If solar panels are provided, 50% or greater of the total Usable Roof Area shall be green roof	Applicant testified to proposed standards and will revise the plans accordingly Solar panels have been provided	Yes (see planning comments)

Outdoor amenity space with an area equal to 100 square feet per dwelling unit shall be provided for tenant use. At least 50% of the required amenity space shall be in common areas. The remainder shall be permitted in private balconies, terraces, patios, or similar areas.	50 units x 100 SF = 5,000 SF required Applicant testified as to proposed standards and will revise plans accordingly Private Areas Private balconies = 2,459 SF Common Areas Rear yard outdoor amenity = 1,127 SF Rooftop outdoor amenity = 515 SF	Yes Applicant provided testimony (see planning comments)

The following are the applicable bulk standards for this project:

Bulk Standards for Mixed-Use Buildings with Residential and Non-Residential Uses (NZLUR 41:5-2)				
Standard Type	Required	Current Conditions	Proposed	Variance Needed
Min. Lot Area	3,500 SF	8,050 SF	No Change	No
Min. Lot Width	35'	50'	No Change	No
Max. Building Height	60' or 96' conditionally Stair towers may exceed limit by 10' = max. 106'	<60'	88' building + 17.5' stair tower = 105.5	No
	5 stories or 8 stories conditionally	3 stories	8 stories	No
Front Yard Setback	0' min. - 5' max.	14.6' – 18.2'	0'	No
Side Yard Setback	North side yard: 0' min. - 0' max.	7.8'	0'	No
	South side yard: 0' min. - 0' max.	16.1'	0'	No
Rear Yard Setback	25' min. when abutting residential district	80.7'	20'	Yes
Min. Lot Area per Dwelling	200 SF/du or 150 SF/du conditionally	Unknown	161 SF/du	No
Max. Lot Coverage by Building	80% 8,050 SF x 0.8 = 6,440 SF	19.26%	86.03% 6,923 SF	Yes
Max. Impervious Lot Coverage	85%	100%	86.79%	Yes
Min. Building Transparency	Ground level street-facing façade: 60%	Unknown	40%e	Yes
	Primary front façade: 40%	Unknown	40%	No
	Non street facing façades: 20% or maximum allowed by construction code	Unknown	North side: 30% South side: 30% Rear: 35%	No

Orientation of Primary Entrance	Primary entrance on primary façade	Primary façade	Primary façade	No
	Units must be accessible from front or side	N/A	Units accessible from front	No
	Non-residential uses shall have their own street-facing entrance	N/A	Commercial use has separate entrance	No
Active Ground Floor Requirements	Ground floor parking should be wrapped by other uses along at least 75% of the street-facing façade	N/A	No parking is exposed	No
	Minimum 14' height from floor to floor	Unknown	14'	No

Site Layout & Circulation

Shoppers access the ground floor commercial space from the sidewalk on South 7th Street. Two residential entrances sit on South 7th Street on either side of the storefront with one leading to the residential lobby and the other leading to a communal stairwell. There is no interior connection between the commercial space and any of the residential spaces.

The parking garage's one-way driveway fronts South 7th Street as well. There are two interior connections between the garage and the residential spaces.

The rear yard can only be reached by passing through the residential spaces of the ground floor. All residents have access to the yard.

Floor Plans

The building's partial cellar is mostly dedicated storage space alongside a few utility rooms. The first floor includes the independent commercial space, the parking garage, a one-bedroom unit, the residential lobby, and a residential hallway. The hallway and lobby are connected with one another. A trash room is appended to the parking garage.

The residential hallway provides access to one of the communal stairwells. The lobby offers access to the other communal stairwell, the elevator, a bike storage room, a communal bathroom, and the rear yard. The lone ground floor residential unit has its own dedicated access to the rear yard.

Every floor contains 7 residential units and a refuse closet with trash chute. Some residences have private balconies; Unit 201 also has a private terrace. Units are formatted with a combined open-concept kitchen and living room and with ADA-sized bathrooms.

The 3rd, 5th, and 7th floors share the same floorplan while the 4th, 6th, and 8th floors share a different floorplan.

A 515 SF outdoor terrace encircled by a 48" high fence is installed on the rooftop. A 350 SF indoor amenity space beside the terrace is also proposed. The remainder of the roof is split across mechanical equipment, solar panels, and green roof panels.

Proposed Residential Unit Matrix		
Number of Units	Unit Type	Square Footage Range
14	Studio	515 SF
22	1-Bedroom	580 SF – 740 SF
14	2-Bedroom	700 SF - 1,020 SF
Total: 50 units		

Inclusionary Housing

All new construction or substantial rehabilitation of residential or mixed-use developments having 15 or more residential units are subject to the Inclusionary Zoning for Affordable Housing Ordinance (IZO). The Applicant will comply with the ordinance.

Materials & Elevations

The primary façade is faced with a combination of concrete panels, metal panels, and groupings of glazed panels. The side facades are covered mostly with brick veneer as well as concrete panel banding. Brick veneer covers most of the rear façade along with groupings of glazed panels. The terrace and balcony railings are an unknown height and made up of an unknown material. The edge of the rooftop is encircled with a 4'-6" high parapet wall. The elevator bulkhead, 17'-6" in height, is visible from all sides.

Because the subject property is surrounded by auto uses and gas stations, the proposed building is not aesthetically aligned with the rest of the block.

Parking & Loading

The one (1) car parking garage is accessible through the one-way driveway on South 7th Street. Two entry points connect the parking area to the residential lobby, and to the communal hallway by the rear yard exit. No parking is required for new construction in the C-2 zone. Any parking provided is optional. No loading spaces are proposed.

The parking garage contains a trash room. Bicycle storage is separate from the garage in a room down the hall from the residential lobby. No EV, or make-ready, spaces are proposed. One ADA space is proposed.

Parking and Loading Zoning Standards (NZLUR 41:7 and 41:8)			
Standard Type	Required	Proposed	Variance Needed
Min. Parking Spaces	0	2	No
Min. Number Loading Spaces	0	0	No
Min. Number Micromobility Spaces	0	10	No
Parking Space Location	All spaces must be inside structure or located at the rear or side of the structure; parking in front of a structure or street facing façade is prohibited	Inside structure	No

Parking and Loading Design Standards (NZLUR 41:8)			
Standard Type	Required	Proposed	Waiver Needed
Min. Parking Space Dimensions	9' x 18'; additional width needed because of wall	ADA compliant space	No
Micromobility Interior Storage	Min width of 2'	Accommodate 10 bikes	Applicant Provided Testimony
	Min length of 6'		
	Min heigh of 7'		
Driveway Width	Max: 10'	12'	Yes
	Min: 10'		
Max. Number of Driveways	1 driveway	1 driveway	No
Min. Driveway Spacing from Street Corner	Not signalized; 25'	Over 25'	No

Landscaping, Fencing, and Screening

The rear yard is split between a roof-covered outdoor area and a landscaped area. The landscaped area is planted with grass and contains three trees; one Taiwan Cherry and three Eastern Red Cedar. A single October Glory Red Maple is proposed as a shade tree on the South 7th Street frontage. Because there are no front or side yards, no additional ground floor landscaping is proposed.

A 6' high black metal fence is proposed to encircle the rear yard.

The HVAC units are roof mounted. The Applicant testified that they will comply with screening requirements.

Landscaping Zoning Standards (NZLUR 41:16)			
Standard Type	Required	Proposed	Variance Needed
Trees	Min. 1 on-site tree per 25' lot width 50' = 2 trees	3 trees	No
	Min. 25SF of pervious area per on-site tree 3 trees = 75 SF	Over 75 SF	No
	Min. 1 shade tree per 35' frontage 50' = 1 tree	1 tree	No
Buffer Areas	Buffer provided when non-residential use abuts residential use; buffer areas can be substituted with decorative fencing when buffer area is not practical Buffer required in rear yard	Decorative fencing; providing a landscaped buffer would eliminate important amenity space	No
Rooftop-Mounted Mechanical Equipment Screening	Equipment set back from roof edge at least 1' for every 1' above roofline that equipment projects	Unknown	No Applicant Provided Testimony
	Screening must hide equipment from view on all sides	Unknown	No Applicant Provided Testimony

Residential Fencing	Max 6' high inside and rear yards	6' high	No
	Fence materials that are ornamental like wrought iron, picket wood and tubular metal are allowed. PVC vinyl and wood stockade are only permitted in rear yards. Chain link fencing is never permitted	Metal	No

Lighting

Three (3) types of light fixtures are proposed. Light Fixture 1 is a wall sconce installed in 5 locations on the primary façade's ground floor. It is positioned 6' above grade. Light fixture 2 is a wallpack installed 8' high on the rear façade's ground floor. Light fixture 3 is a recessed ceiling light installed in 6 locations around the parking garage.

Lighting Zoning Standards (NZLUR 41:16)			
Standard Type	Required	Proposed	Variance Needed
Illumination Levels at Property Line	No more than 0.5 FC when next to residential use/zone (not including exceptions)	Max. 0.1 FC on rear lot line	No
	No more than 1.0 FC when next to any other land use (not including exceptions)	Max. 0.3 FC on side lot lines	No
	Exceptions to the above standards can be made within the ROW for building entrances, pedestrian walkways, and access drives	Max. 7.0 FC	N/A
Covered or Enclosed Parking	Min. 2.0 FC and no glare outside of structure	Min. 2.7 FC	No
Access Drives for Non-Residential and Multifamily Use	Min. illumination of 0.5 FC	Min 1.4 FC	No
Entrances/Exits for Non-Residential and Multifamily Use	Illumination range from 1.0 FC to 5.0 FC within 5' radius of entrance/exit	Will revise plans to show compliance	No Applicant testified they will comply
Lighting Height	Max. 20' mounting height for wall-mounted lights	Max. 8'	No

Signs & Operations

The commercial space's tenant and operations are yet to be determined. No signage has been proposed for the residential or commercial uses of the building. Applicant testified that any signage will comply with ordinance. Testimony concerning responsibility for refuse collection has been provided.

VARIANCES:

1. **Insufficient Rear Yard Setback (NZLUR 41:5-2)** – A minimum 25' rear yard setback when abutting residential uses is required whereas a 20' rear yard setback is proposed.

2. **Excessive Lot Coverage by Building (NZLUR 41:5-2)** – A maximum 80% lot coverage by building is permitted whereas an 86.03% lot coverage by building is proposed.

3. **Excessive Impervious Lot Coverage (NZLUR 41:5-2)** – A maximum 85% impervious lot coverage is permitted whereas an 86.79% impervious lot coverage is proposed.

4. **Insufficient Primary Façade Ground Level Transparency (NZLUR 41:5-2)** – A minimum 60% ground floor transparency is required on the primary façade whereas a 40% transparency is proposed.

WAIVERS:

1. **Excessive Driveway Width (NZLUR 41:8)** – A maximum 10' width for one-way residential driveways is permitted whereas a 12' wide driveway is proposed.

ADDITIONAL STANDARDS:

1. The Applicant shall provide documentation regarding compliance with NZLUR Ordinance 41:16-12, "Bird Friendly Design".

2. The Applicant provided testimony regarding efforts to comply with NZLUR Ordinance 41:16-13, "Green Building, Sustainability, and Resiliency Standards".

WHEREAS, the application has been reviewed in consideration of sound and prudent zoning and planning principles and in conjunction with the City's objectives based upon the information and evidence presented; and

WHEREAS, the Board considered the presentation of the Applicant and all documents submitted in connection herewith; and after due deliberation, did find and determine that:

1. The Applicant has presented testimony of its experts regarding the Project including the variances requested.

2. The Board finds that the Applicant has provided adequate proof in support of granting approvals for the application.

3. The Board finds that the Applicant has satisfied its burden of proof pursuant to the Municipal Land Use Law for the approvals. Specifically, the testimony and exhibits, incorporated herein by reference, indicate that the grant of the variances and waivers advances the purposes of the MLUL and the benefits of granting the deviations and approvals substantially outweigh any detriments.

4. Further, the Board finds that, using prudent zoning and planning principles, the request for the subject approvals will not adversely affect the existing neighborhood, or the community as a whole, in consideration of the benefits that will be received.

5. The Board finds that the proposed improvements will benefit the community through the promotion of the intent and purpose the Municipal Land Use Law and is inherently beneficial. The proposed project meets the intent of the Plan and, therefore, the granting of the approvals will guide the appropriate use and development of this site in a manner that will promote the general welfare consistent with N.J.S.A. 40:55D-2a. Further, the project will promote a desirable visual environment through creative development techniques and good civic design and arrangement, consistent with N.J.S.A. 40:55D-2i.

6. The Board finds that granting the approvals will not result in substantial detriment to the public good. The project is consistent with the purpose and intent of the Ordinance, Redevelopment Plan and the City of Newark's Master Plan and will develop Property to advance the purposes and intent of same. The granting of the requested deviations will not substantially impair the intent and purpose of the Ordinance, Plan, or Master Plan. Accordingly, the requested approvals can be granted in that the positive and negative criteria of the MLUL have been satisfied. Moreover, the benefits of granting the requested approvals would substantially outweigh any detriments relative to deviations from Ordinance criteria.

NOW, THEREFORE, BE IT RESOLVED BY THE CENTRAL PLANNING BOARD, CITY OF NEWARK, NEW JERSEY THAT hereby **GRANTS** the Preliminary and Final Major Site Plan and variances as more particularly described herein, subject to Where Applicable the following general conditions and/or terms thereof:

- Favorable review and approval of plans by the following agencies along with compliance with any conditions imposed by those agencies:

  Engineering Department
  Water/Sewer Utilities

- Prior to the issuance of any construction permits, the Applicant must post a Performance Guarantee/Bond assuring the installation for all necessary on- and off-tract improvements including landscaping, paving, fencing, site lighting, and decorative site features in accordance with N.J.S.A. 40:55D-53. A single guarantee shall be used for this entire project.

- All property tax requirements of the City of Newark for this site must be met, or arrangements must have been made through the Tax Collections office for the satisfaction of all requirements. This approval is null and void unless all property tax requirements are met.

- Prior to the issuance of construction permits, the Applicant must submit to the Central Planning Board office newly revised plans in the following format: four full-sized and one 11"x17" set of plans. These new sets shall be revised to reflect this approval's conditions as well as all revisions required. These sets shall be the final plans of record for this project. The previously reviewed plans are to be replaced with the aforementioned final sets. Revised plan sets must be submitted to the Central Planning Board office within 60 days of this approval. Any further changes that may be deemed necessary by the Applicant or another government entity to final construction documents that differ from the finalized plans of this approval must be brought to the attention of the staff

of the Central Planning Board and an amended site plan application must be filed. ESCROW ACCOUNT MUST BE FULLY FUNDED PRIOR TO ISSUE OF CONSTRUCTION PERMITS.

- All decorative and design elements of the proposed structures and the site depicted on the approved plans and/or described in this resolution including, but not limited to, architectural trim, lighting fixtures, paving, landscaping, signage, parking areas, site layout, and/or decorative windows must be constructed as approved and no certificate of occupancy shall be granted nor any bond/performance guarantee returned unless these features are properly constructed.

- If applicable, Prior to the issuance of construction permits, the Applicant must secure a Soil Erosion & Sedimentation Control Permit.

- In accordance with Section 18:12-5.1.b.7 of the Revised General Ordinances of the City of Newark, any security gate installed within the City, extending over or across a store front window or door, shall be of a grate or lattice type, with one hundred (100%) percent mesh or see-through composition. All gates and accompanying hardware shall be maintained in a state of good repair.

- In accordance with Title 38:10-55, upon completion of this project's construction, the Applicant must submit certification to the Central Planning Board Secretary and the Engineering Department that it has completed all elements of this project's construction in accordance with this approval. This certification must be signed and sealed by a licensed architect or engineer.

The plans shall be amended to reflect these conditions:

1. Certification that all taxes are current shall be required prior to the issuance of building permits.

2. Certification that the professional escrow account is not deficient shall be required prior to the issuance of building permits.

3. The Applicant will fully comply with the Inclusionary Zoning Ordinance.

4. The Applicant will confirm the size of the rooftop and update lot coverage by building measurements to ensure consistency.

5. The Applicant will provide the square footage of private outdoor amenity space, correct the square footage of the rooftop outdoor amenity, and update the Site Plan to depict the rear yard paved area as outdoors.

6. The Applicant will update the Engineering and Architectural Plans to consistently demonstrate where bicycle parking is being proposed and provide a construction detail of the proposed bicycle racks.

7. The Applicant will label the location for recycling storage in both the Engineering and Architectural Plans.

8. The Applicant provides the missing color, height, and material details on the terrace railing, rooftop railing, and balcony railings.

9. The Applicant will provide the proposed colors for façade materials and architectural details.

10. The Applicant will provide façade materials and colors for the stair tower, the panels directly beneath the windows, and the brick-like area on the primary façade as well as correct the labeling on the rear façade.

11. The Applicant will label the textured gray areas around the exterior walls of the units as shown in the Architectural Plans.

12. The Applicant will add parking space striping to the Architectural Plan.

13. The Applicant will add a statement on refuse collection, add laundry facilities, and create a signage plan for both the commercial storefront and for the residential development itself.

14. The Applicant will submit a description of the green roof panels including a landscaping schedule.

15. The Applicant will add a bedroom matrix table to the coversheet of the Architectural Plan.

I so move

Memorialized: October 6, 2025

CPB-25-44
PROPERTY ADDRESS: 5-7 South 7th Street
Block: 1854 Lot: 13

Members Voting Sheet

MOTION MADE BY BOARD MEMBER: Baez
SECOND BY BOARD MEMBER: Da Silva

APPROVED: 6-0 **ADJOURNED:**
DENIED: **COMMENTS:**

BOARD MEMBERS	YES	NO	N.V.	ABSENT
Wayne Richardson (Chair)	✓			
Kalenah Witcher (Co-Chair)			✓	
Leon Purdie (Class IV)				✓
Juanita Jordan (Class II)	✓			
Anthony Timmons (Class IV)				✓
Fausto Baez (Class IV)	✓			
Louise Scott-Rountree (Class III)	✓			
Elizabeth Da Silva	✓			
Jermaine James (Alt. 1)				✓
Susan Austin (Alt. 2)	✓			

CERTIFICATION

I, WAYNE RICHARDSON THE DULY APPOINTED AND QUALIFIED CHAIR OF THE CENTRAL PLANNING BOARD OF THE CITY OF NEWARK, NEW JERSEY, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT RECORD OF VOTE RELATING TO THE MATTER AT HAND AND ON FILE AND /OR RECORD WITH THE CENTRAL PLANNING BOARD OF NEWARK, NEW JERSEY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND THE SEAL OF SAID BOARD THIS 22ND DAY OF SEPTEMBER, 2025.

WAYNE RICHARDSON (CHAIRMAN)
CENTRAL PLANNING BOARD

CARRISSA EVANS-PERSON (SECRETARY)
CENTRAL PLANNING BOARD