



Krzak: request motion to #2 removed, need for plantings, nothing else to encroach in row, work with city to make sure all plantings are done.

Motion to approve the amendment by removal of condition #2: Manzella Second: Clayton  
In Favor: Mayor John Moor, Councilwoman Yvonne Clayton, Chairperson Barbara Krzak, Jim Henry, Michael Manzella, Jennifer Souder, Alexis Taylor

Application **Approved**

Motion for short recess: Manzella Second: Henry

7:20pm

Roll Call

## 2. **C & C Cookman Development, LLC**

### **722 & 724 Cookman Avenue, block 2405 lot 1, CBD Zone**

Major Site Plan and variance to renovate an existing structure and construct an addition for ground floor retail use and a total of Nine residential units on the second and third floors.

Andrew Karas, Esq. for applicant

Witness #1: Robert Curley-sworn in; credentials, lic prof eng/prof planner. Described plans in detail

Exhibit A-16 sheet 2/3 utility lighting plan describe

Exhibit A-12: Board planner report pg 3 of CCH- max bldg. height- req c2 variance

Karas: No utility- no work on inside. Reviewed Insite report with witness

Exhibit A-13: Insite report

Krzak: Board Q's

Henry: Qs about #22 insite report, bollards in alleyway, location of. Planters on building.

Curley: Bollards are requirement of njng. Can move few inches. Refer to architect for planters. As testified previously, will go before council for anything in row

Krzak: Public Qs

Werner Baumgartner: more detail on lighting plan

Exhibit A-17 lighting detail of site plan

Miller- ask for clarification on lighting

Maziarz- to extent that architect plans differ, agree that you'll have amended to be consistent

Warner: why necessary to light areas outside of property, measures against glare?

Krzak: Open to Public comment

Motion to approve public comment: Manzella Second: Henry

Werner Baumgartner: lighting plan is terrible. Lighting fixtures are blinding lights.

Motion to close public comment: Manzella Second: Henry

2<sup>nd</sup> witness: Robert Feinstein, architect- sworn in

Henry- Corten steel on façade, rust; condition of approval for maintenance of rust/steel

Feinstein: Corten designed to lock in rust

Henry: comments re: Z5 of architect plans exhibit A-6

Exhibit A-11: renderings

Miller: notes mention adding window to presidential façade. Maybe add lite to side of door

Miller: looked up light fixture detail- light temp. can be changed

Feinstein: agree to knock down temp. of lighting

Krzak: agree w/ temp. Knock down. Do lights shine on other bldg.?

Curley- yes they definitely will. Projects down 60 deg.

Manzella: Ground to 15' up. Western lights seem to have less light throw

Krzak: fair to ask for same fixture in rear?



**2. Memorializing Resolution for Summer Experience**

Maziarz: Clarify exhibits & extension of approval

Henry: Typos 2<sup>nd</sup> line; #3 on pg 2

Motion: Manzella                      Second: Henry

In favor: Moor, Henry, Manzella, Souder

Abstain: none

**D. Discussions:** none

**E. Executive Session:** none

Motion to adjourn: Henry                      Second: Manzella                      All in favor

Meeting Adjourned: 8:51 pm