

**CITY OF NEW BRUNSWICK  
PLANNING BOARD  
JUNE 11<sup>TH</sup>, 2018  
MEETING MINUTES**

**MEETING LOCATION:**  
CITY COUNCIL CHAMBERS  
CITY HALL, TOP FLOOR  
78 BAYARD STREET  
**7:30 p.m.**

**I. ROLL CALL**

	Jeff Crum (Chairman)
X	David Fitzhenry
	John Petrolino
X	Robert Cartica
	Manuel Castaneda
X	Clary Barber (Class I)
	Chris Stellatella (Class II)
X	Suzanne Sicora-Ludwig (Class III)
X	Dale Vickers (Alternate #1)
X	Pierre Checo (Alternate #2)

**II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)**

**III. SALUTE TO THE FLAG**

**IV. MINUTES OF THE BOARDS MAY 14<sup>TH</sup>, 2018 MEETING**

Motion to approve: Sicora  
Second: Barber  
Approved by unanimous voice vote

**V. COMMUNICATIONS AND REPORTS**

**Resolutions of Memorialization**  
**None.**

**VI. NEW BUSINESS**

**A. 1002 JERSEY AVENUE, LLC, PB-2017-02**, Amended Site plan and variance application for paving of the parking area located at 1002 Jersey Avenue, Block 598, Lot 16, Zoning District: I-2

James Clarkin, Esq.,

The application is for an amendment of an existing site plan, parking variance and continuation of an existing non-conforming condition. The Board previously found that the lot has a narrow shape. This narrowness is why the applicant is back before the board. A new tenant that stores roofing materials has difficulty bringing trucks to the site that can maneuver without going onto the adjoining property. The applicant is proposing to add additional area for circulation from the adjoining property.

Additionally, the tenant needs outdoor area for storage that reduces the existing parking. This creates a variance. There is also a variance needed for the parking buffer. The outdoor storage will be limited to 10 feet in height.

The revocable parking license agreement with the adjoining site was introduced as exhibit A-1.

A photo of the parking area was entered as A-2.

Paul Agnese, Location Manager of Universal Supply, the tenant. They provide building materials to homeowners and contractors. None of the materials are hazardous and they are stored on pallets. The hours of operation are 7-5 weekdays and Saturday mornings. They do retail sales and have a showroom. Most customers are contractors. There are few homeowner customers.

A new ramp is proposed to handle additional forklift traffic.

They will agree to limit the height of outdoor storage to 10 feet. It will only be stored on one side of the lot.

Mohamed El-Hawhe, Engineer

He previously testified about the application in 2012.

Truck circulation is via a one-way driveway system from the front of the property to the rear on one-side and a one-way exist on the opposite side.

There are 14 parking spaces currently in the rear of the property are proposed for storage. They will provide the dimensions of this storage are on the plans.

Exiting trucks need to encroach onto the property to the north to make the turn to the exit driveway.

He reviewed the Board Engineer's memo comments and agreed to conform to those comments.

Mr. Fitzhenry asked which spaces are dedicated to employees. Mr. Clarkin said they have 9 of 12 employees who drive and are willing to have a condition to designate them as employee only. Mr. Patterson suggested that this would restrict the flexibility of the parking and may not be in the best interests of the good operation of the site.

Mr. Clarkin stated they'd agree to the Planning memo comments, except for the comment about providing documents about lot 7 as those properties do not exist.

Ms. Sicora asked about the revocable status of the parking license. Mr. Clarkin said they would have to come back to the board of a new approval if the license is revoked.

Mr. Patterson read conditions to attach to the approval.

**Motion to approve with the conditions cited by Mr. Patterson: Sicora  
Second: Barber**

	YES	NO
Jeff Crum		
David Fitzhenry	X	
John Petrolino		
Robert Cartica	X	
Manuel Castaneda		
Clary Barber (Class I)	X	
Chris Stellatella (Class II)		
Suzanne Sicora-Ludwig (Class III)	X	

Dale Vickers	X	
Pierre Checo (Alternate #2)	X	

**VII. OTHER MATTERS OF INTEREST TO THE PUBLIC**

None

**VIII. ADJOURNMENT**