

**CITY OF NEW BRUNSWICK  
PLANNING BOARD  
JANUARY 28<sup>TH</sup> 2019  
MINUTES**

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

**I. ROLL CALL**

X	John Cox (Chairperson)
X	Ivan Adorno (VC)
	Peg Chester
X	Sue McElligot
	John Zimmerman
X	Doug Sheehan
X	Charlotte McNair
X	Evelyn Azcona
	Nancy Coppola

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

**III. SALUTE TO THE FLAG**

**IV. REORGANIZATION OF THE BOARD**

Nomination of Chairperson: John Cox, no other nominations

Motion to Approve: Sheehan

Second: Adorno

Approved by unanimous roll call vote

Nomination of Vice-Chairperson: Ivan Adorno, no other nominations

Motion to Approve: Sheehan

Second: McElligot

Approved by unanimous roll call vote

Nomination of Interim Secretary: Dan Dominguez, no other nominations

Motion to Approve: Cox  
Second: Adorno  
Approved by unanimous roll call vote

Appointment of Board Attorney: Aravind Aithal, no other nominations  
Motion to Approve: McElligot  
Second: Azcona  
Approved by unanimous roll call vote

Appointment of Conflict Board Attorney: Karl Kemm from McKinamon, Scotland,  
no other proposals  
Motion to Approve: Adorno  
Second: McElligot  
Approved by unanimous roll call vote

Appointment of Board Planner: Bignell Planning, no other proposals  
Motion to Approve: Sheehan  
Second: McElligot  
Approved by unanimous roll call vote

Appointment of Interim Planner to Provide Administrative and  
Special Planning Services: Bignell Planning, no other proposals  
Motion to Approve: Adorno  
Second: Azcona  
Approved by unanimous roll call vote

Appointment of Board Engineer: Delaware-Raritan Engineering, Inc., Mott  
McDonald  
Motion to Approve: McElligot  
Second: Azcona  
Delaware-Raritan Engineering, Inc. approved by unanimous roll call vote

Appointment of Hydraulic Modeling/Water System Capacity Analysis: Mott  
McDonald  
Motion to Approve: Adorno  
Second: Cox  
Approved by unanimous roll call vote

Appointment of Traffic Systems Analysis Engineer: Mott McDonald  
Motion to Approve: McElligot  
Second: Cox  
Approved by unanimous roll call vote

Re-Adopt Meeting Schedule for 2019 through January 2020

Motion to Approve: Adorno

Second: Azcona

Approved by unanimous voice vote

**IV. MINUTES OF THE BOARDS DECEMBER 17, 2018 MEETING**

Motion to Approve: Sheehan

Second: McElligot

Approved by unanimous roll call vote

**V. COMMUNICATIONS AND REPORTS**

**Resolutions of Memorialization**

- A. NEILSON CROSSINGS, LLC, Z-2018-09**, Site plan and variance application for the construction of a multifamily residential building located at 147 Neilson Street, Block 5, Lot 6.01, Zoning District: R-6

Motion to Approve: Adorno

Second: Sheehan

X	John Cox (Chairperson)
X	Ivan Adorno (VC)
	Peg Chester
X	Sue McElligot
	John Zimmerman
X	Doug Sheehan
	Charlotte McNair
X	Evelyn Azcona
	Nancy Coppola

- B. 121 FRENCH STREET HOLD, LLC, Z-2018-15**, Variance application for the conversion of a former place of worship into a retail storefront located at 121 French Street, Block 26 Lot 4, Zoning District: C-2A

Motion to Approve: McElligot

Second: Azcona

X	John Cox (Chairperson)
X	Ivan Adorno (VC)
	Peg Chester
X	Sue McElligot
	John Zimmerman
X	Doug Sheehan
	Charlotte McNair
X	Evelyn Azcona
	Nancy Coppola

## VI. NEW BUSINESS

- A. 203 HAMILTON STREET, LLC, Z-2018-12**, Site plan, variance, and minor subdivision application for the construction of a multifamily residential building to be located at 203 Hamilton Street, Block 57, Lots 17, 19, 60, and 61.01, Zoning District: R-5A

James Clarkin, Esq.:

Application for 4-story 55-unit apartment building with 52 parking spaces. The units will range from studios to 3-bedroom apartments. The lots in question have 4 buildings which will be demolished along with any other on-site improvements. Applicant's proposal seeks to continue the evolution of the neighborhood. It is very similar to 191 Hamilton project which had been approved by the board previously. That project was stated to have met many goals of the City's Master Plan as well providing a full spectrum of housing and revitalizing the existing neighborhood and we believe this project will do the same. Requires variances for Use, FAR, Height, Parking, and various bulk variances and combining several lots into one, and the project will take some land from a neighbor's lot.

Edward Bogan, Licensed Engineer:

Property is 32,000sqft in size and extends from one street to the other. The property is adjacent to other commercial establishments on Hamilton St. and on Central Ave. it is adjacent to rental residential uses. Existing structures are approximately 80-90 years old.

The applicant proposes to effect a minor subdivision to absorb a portion of a neighboring property to facilitate room for the basement level parking. The building will be approximately 22,000sqft. Access will be ideally from the Central Ave. side. The proposal includes 55 units with 52 parking spaces including handicap parking.

Use of retaining walls to balance the grade through the property but also create all improvements on a proper leveling. The property is lit with decorative, usable, and security lights. They are all down lights to minimize light pollution and glares. 22 light fixtures in the parking level along with cameras and swipe cards.

Landscaping will be placed on both frontages for both aesthetics and screening purposes. Each floor will have its own trash room and they will be connected by chutes. Then they will be staged twice a week to be picked up via private hauler. No signage included in the site plan.

The loading area is a multi-use space for people to move in or out, or for trash staging, and for access to the emergency generator. The building is strictly residential and thus does not need to have a loading area, but one was put in anyway. Building height is approximately 55ft high.

For storm water you must retain or control runoff relative to the pre-development runoff. This will be satisfied by retaining water underground.

Questions from the board:

None

Agudosi, Licensed Architect:

*Showing the different aspects of the proposal via PowerPoint presentation*

Entrance from Central and Hamilton Aves. Project is too long and so it is designed in a way to feel like it's almost two buildings. Creation of an outdoor space to create a sense of a break as well as communal open space.

The building is made of a mix of studios to three-bedroom units. This new proposed building is very similar, and actually slightly smaller than its neighboring building of 191 Hamilton St. The building has very generous floorplans. Mechanicals will be located on the first floor. The building will be using cameras and swipe cards for security.

Questions from the board:

None

Charles Olivo, Traffic Engineer:

Performed the Traffic Assessment for this project. The traffic infrastructure and the driveways of the existing lots have a net of four driveway entrances. The proposal would consolidate the vehicular access to one point while maintaining sidewalks on both sides.

A threshold of more than one hundred peak hour trips would warrant a traffic study while this project would only produce approximately a quarter of that. Particularly because of its location here in New Brunswick. By choosing to provide less parking you create a choice for walkability and less need for ownership of cars. About 40% of commuters in this area use a different method than use of a single occupancy vehicle.

Questions from the board:

Questions from Cox; Answers from Olivo and Clarkin:

Q: Since this eliminating some driveway entrances how many will be left?

A: Olivo: Only one, on Central Avenue. Perhaps one-and-a-half if you count the loading area.

Q: Would the developer be willing to waive rights to any permit parking rights on the property?

A: Clarkin: Yes.

Keenan Hughes, Planner:

This property is located in the R-5A zone, so it requires a use variance. Additionally, it requires other variances for FAR, height, setbacks and more. The City's Master Plan desires the development of a wide spectrum of housing choices and this project accomplishes this. The more intensive portions of the development are centered on the property so as to not create immediate impacts to adjacent properties. The area as is more of a transitional area between C-1 and R-5A.

Hamilton St. is need of redevelopment for the area. Should permit the variance on purpose A, E, and G of the Municipal Land Use Law. The proposal is consistent with the housing component of the 2011 Master Plan review. The large lot size will allow the property to be overly intense for the neighborhood. Both D variances can be provided without substantial detriment to the public good.

Questions from the board:

Question from Cox; Answer from Clarkin:

Q: How will the trash situation be handled?

A: Someone will be onsite 7 days a week to ensure this works without issue.

Questions from Aithal; Answers from Bogan and Clarkin:

Q: How will cyclists enter the parking area and how many spots will they have?

A: Most likely via a fob like the cars. Additionally, the proposed racks should accommodate approximately 30 bicycles.

Q: Would it be acceptable as a Condition of Approval that the property owner place the trash outside and then immediately return the receptacles inside on collection days?

A: Clarkin: Yes.

Public Comment:

Carman Nastus: I like to project, but what about the parking? What about when parents come to visit their kids?

Reply by Hughes: Visitors will have to plan ahead and find a place to park. Additionally, if demand is low enough there may be spots in the parking lot that become available as visitor parking.

Mitchell Broder: Owner of 191 Hamilton just next door to this one. This building is very similar to our building. I want to comment that it's a very good thing to build out this many units, we may turn this into a hub for housing. I am biased in favoring this property, but it is a good project and I encourage you to support it.

Dave Adams: Owner of College Crossings. Our City is growing, and it is growing fast. We need to build housing to accommodate all the people moving in and this is a great project.

Josephine Liotta: I met Joe Chedid as a security guard in New Brunswick High School and he's become a very big entrepreneur. This building will help my neighborhood but cutting off college kids cutting through this lot to access the bars.

Pete Tverdov: I want to piggyback on what others have said. This project may attract people who work in the hospital or work in New York City. This will attract people with disposable income which should help existing businesses and bring in more business.

Charles Kratovil: Is the owner of the neighboring building involved in this development?

Reply from Broder: No.

Kratovil: Does the Board feel the building will provide enough parking? Especially when compared to the neighboring building?

Clarkin: Each application stands on its own. Not going to engage in comparison.

Kratovil: How much will each unit cost?

Clarkin: To be determined.

Kratovil: Will the applicant seek a long-term tax exemption from the City?

Clarkin: There are no plans to do this at this time.

End of Public Comment-

James Clarkin, Esq.:

I see that the board is only at six members today and for a use variance we have the right to be voted on by a full board of seven so we will defer the vote to the next meeting.

Todd Bletcher:

Presents list of Conditions to the Board.

Chairperson John Cox:

We will carry this proposal to be voted on at the February Meeting.

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

**None**

## **VIII. ADJOURNMENT**