

**CITY OF NEW BRUNSWICK
PLANNING BOARD
FEBRUARY 25TH 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
X	John Zimmerman
X	Doug Sheehan
X	Charlotte McNair
X	Evelyn Azcona
X	Nancy Coppola

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. PUBLIC HEARINGS

- 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 (Testimony presented on January 28, 2019. Held for vote.)**

James Clarkin, Esq.:

We presented the testimony for this application last meeting and it was held until tonight for a vote. The project is consistent with the ongoing revitalization of the neighborhood and is consistent with the City's Master Plan.

Motion to approve with the conditions cited by Planning Administration and Services:

Motion: Adorno
Second: McElligot

	YES	NO
John Cox (Chairperson)	X	
Ivan Adorno (VC)	X	
Peg Chester		
Sue McElligot	X	
John Zimmerman	X	
Doug Sheehan	X	
Charlotte McNair (alt)	X	
Evelyn Azcona (alt)		
Nancy Coppola	X	

Additionally, due to the carryover the Board will now vote to adopt the Resolution of Memorialization for this applicant.

Motion to approve with the conditions cited by Planning Administration and Services:

Motion: Adorno
Second: Coppola

	YES	NO
John Cox (Chairperson)	X	
Ivan Adorno (VC)	X	
Peg Chester		
Sue McElligot	X	
John Zimmerman	X	
Doug Sheehan	X	
Charlotte McNair (alt)	X	
Evelyn Azcona (alt)		
Nancy Coppola	X	

- B. JOSEPH BOYLAN, Z-2018-19**, Variance application for the installation of a six-foot fence in the front yard of the property located at 188 Easton Avenue, Bloc 67, Lot 4.01, Zoning District C-3B.

Thomas F. Kelso, Esq.:

This application is for a variance for the construction of a 6ft high fence on the frontage of the property at Boylan Funeral Home. The property is in very good condition and the owners have made improvements to the property over time. The principal of the Boylan Funeral Home will now speak to the need for this fence variance.

Joseph Bolyan, Principal:

Originally, we had installed a 3.5ft fence on the Easton Avenue side of the property thinking it would deter people from cutting through the property to the other side. However, we find that late at night many college students, often coming from bars, are jumping the existing fence and continuing their way through the lot. We are concerned about someone being injured and we have decided to apply for this fence on the other side of the property to hopefully fully deter these people from cutting through. The fence will have knock boxes for access for emergency services.

No Board Questions

Frank Farrell, Licensed Engineer:

The 6ft fence will be constructed on the Guilden Street side of the property and will be constructed out of aluminum fencing that is painted black.

Question from Sue McElligot; Answer from Frank Farrell:

Q: The fence will be aluminum? But in a wrought-iron styling?

A: Yes.

Allison Coffin, Professional Planner

The application seeks a fence variance which can be granted under C2 flexible standard. The fence variance would advance the interest of the Municipal Land Use Law with regard to purpose A. Fence is visually open and so does not create visual impairments. It would not substantially impair the Master Plan or the Zoning Ordinance.

No Board Questions

Todd Bletcher:

Presents list of Conditions to the Board.

Motion to approve with the conditions cited by Planning Administration and Services:

Motion: Coppola

Second: McElligot

	YES	NO
John Cox (Chairperson)	X	
Ivan Adorno (VC)	X	
Peg Chester		
Sue McElligot	X	
John Zimmerman	X	
Doug Sheehan	X	
Charlotte McNair (alt)	X	
Evelyn Azcona (alt)		
Nancy Coppola	X	

V. OTHER MATTERS OF INTEREST TO THE PUBLIC

None

VI. ADJOURNMENT