

**CITY OF NEW BRUNSWICK
PLANNING BOARD
MARCH 25TH 2019
MINUTES**

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

I. ROLL CALL

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

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE PREVIOUS MONTHS' MEETINGS

Motion to Approve: Sheehan
Second: Sue
Approved by unanimous voice vote

V. COMMUNICATIONS AND REPORTS
Resolutions of Memorialization

- A. 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.

Motion to Approve: Zimmerman
 Second: Azcona

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

VI. PUBLIC HEARINGS

ENEROLISA RODRIGUEZ, Z-2017-02, Site plan and variance application for the construction of a mixed-use building to be located at 136 Remsen Avenue, Block 197, Lot 24, Zoning District: C-1

James Clarkin, Esq.:

This is an application for a mixed-use building. The owner had purchased and intended to rebuild the existing property, but the damage is too great due to a fire. They will rebuild using the existing foundation. The lot is undersized and there are three new variances. They are FAR, lot coverage, and parking. Modestly over lot coverage and FAR. The site had no parking when it was originally built, and the new building will not have any parking. We believe this is responsible infill development.

Brad Valerius, Licensed Architect:

My firm created the elevations and floor plans of this project. Storefront door and an access door. Windows on the front, two on the side, and two on the rear of building. Exterior staircase for access to the backyard. Right side elevation is a zero-lot line with a zero-maintenance finish built from concrete block and stucco. The rest of the structure will be covered in Hardie Board.

Comment from James Clarkin, Esq.:

We are working the neighboring Condo Association to be granted a five-foot walkway to be able to have access to the rear of the property for trash access among other things.

Mr. Valerius:

No doors with access control but residential doors will be steel. Other security measures left up to the tenants. First floor has a recessed entry way with a mechanical room. Second and Third floors are nearly identical units. Garbage will be located on the rear of the property accessible via the rear stairwell and the eventual walkway. All façade signage will confirm to the ordinance.

No Board Questions

Angelo J. Valetutto, Licensed Engineer and Planner:

My firm prepared the engineering plans for this property. The location of the project is just north of the intersection of Remsen and Hale. Adjacent to this property is eight condominium units. Nearby is a very similar structure to the proposal. A bit further down is a restaurant and a bodega. The further you get from the property the more residential the area gets.

The proposal is to be built to the existing footprint of the prior building. Access to Remsen from the rear yard will be through the to be built sidewalk. Motion detector lighting for the rear yard. Refuse and recycling will be right next to the prior existing air conditioning units. The plan did not include fencing, but Bignell Planning recommended a fence and we will meet that.

This project is an in-fill development and fits the City's Zoning Ordinance and Master Plan. This lot is undersized, so it has several existing variances and three new ones: FAR, lot coverage, and parking. These can be provided via "C2" flexible and hardship as we cannot acquire adjacent properties. We can only rebuild what was there and to 2019 standards. Developing the lot eliminates an eyesore and magnet for trash in the area. This project will hopefully spur more positive maintenance and development in the neighborhood.

The FAR is a "D" variance. This property meets letter "A" by improving the lot from what it is in its present condition. Based on my review of the area it also meets letter "E", the density is fitting for the neighborhood. This can be provided without substantial detriment to the public good and the City's Zoning Ordinance. The applicant will also meet all criteria proposed by Mr. Carley's Engineering Report. The project will not be a restaurant.

Question from Margaret Chester; Answer from James Clarkin:

Q: What is the maximum occupancy for each residential unit?

A: Two per bedroom. (4 per floor)

Question from Todd Bletcher; Answer from Brad Valerius

Q: How will trash be handled?

A: Refuse in the back near the air conditioning units. And access to the area via the walkway.

Question from John Cox; Answer from James Clarkin:

Q: Is that private or commercial pickup for the trash?

A: The trash will be collected by the City's trash collection.

Question from Margaret Chester; Answer from James Clarkin:

Q: I am very concerned about the walkway. You have not had much of a conversation with the Condo yet.

A: We will make a condition of approval that we cannot proceed without this easement.

Question from Todd Bletcher; Answer from Brad Valerius:

Q: Is all of the sidewalk easement portion on the Condo side?

A: It is split some on their side and some on ours.

Question from Margaret Chester; Answer from James Clarkin:

Q: Will access to the meters be on that side?

A: Yes.

Question from Todd Bletcher; Answer from Brad Valerius:

Q: The ground floor façade is different than the top floor facades, why is that?

A: It is low maintenance material in a consistent earth tone to the other materials.

Public Comment:

Charles Kratovil: I am part of the 2nd Ward block club and a neighbor. When was the fire on this property?

James Clarkin: Approximately 5 years ago.

CK: There is currently more than the foundation.

John Cox: They are going to demo the walls to the existing foundation.

CK: This seems like a good project and hopefully it can help the neighborhood improve.

Todd Bletcher:
Lists the Conditions of Approval

Motion to Approve: Margaret Chester
Second: Evelyn Azcona

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

V. OTHER MATTERS OF INTEREST TO THE PUBLIC
None

VI. ADJOURNMENT