

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
DECEMBER 19, 2011
MINUTES
7:30 p.m.**

I. ROLL CALL

John Cox
Deb Celey
John Sutton
Doug Sheehan

Board Staff:

Aravind Aithal, Esquire, Board Attorney
Mark Siegle, AICP, PP, Principal Planner City of New Brunswick

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

Read by Mr. Siegle

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARD'S DECEMBER 6TH, 2011 MEETING

Approved.

**V. COMMUNICATIONS AND REPORTS-
Resolutions of Memorialization of Approval**

- A. FRANCISCO GARCIA, Z-2011-13**, Site plan and variance application for the construction a mixed-use building located at 156 French Street, Block 165 Lots 17, 18.01, 19, Zoning District: C-2A

Motion made to approve made by Ms. Celey, Seconded by Mr. Sutton

**Deb Celey Yes
John Sutton Yes
John Cox Yes**

- B. NEW LIFE IN CHRIST CHURCH, #Z-2006-37**, Site Plan and Variance Application use existing industrial building for church services and community center, located at 3 Lawrence Street, Block 275, Lot 14.01, Zoning District R-5A.

Motion made to approve made by Ms. Celey, Seconded by Mr. Sutton

**Deb Celey Yes
John Sutton Yes
John Cox Yes**

- C. ANNA EGAN, #Z-2011-12**, Variance application for the demolition and reconstruction of a single family dwelling located at 50 Bartlett Street, Block 74, Lot 29.01, Zoning District: R-5A

Motion made to approve made by Ms. Celey, Seconded by Mr. Sutton

Deb Celey Yes
John Sutton Yes
John Cox Yes

- D. 15 UNION JERSEY NB, LLC, #Z-20011-08**, Amended Site plan and variance application for the construction of a multifamily residential dwelling located at 15 Union Street, Block 54, Lot 40, Zoning District: IN-1.

Motion made to approve made by Ms. Celey, Seconded by Mr. Sutton

Deb Celey Yes
John Sutton Yes
John Cox Yes

- E. JOHN SUDIA, Z-2011-14**, Site plan and variance application for the construction of a multi-family dwelling located at 100 Hamilton Street, Block 47, Lot 23.01, Zoning District: IN-1

Motion made to approve made by Ms. Celey, Seconded by Mr. Sutton

Deb Celey Yes
John Sutton Yes
John Cox Yes

VII. OLD BUSINESS

- A. None**

VIII. NEW BUSINESS

- A. ROYAL MAJESTY, INC Z-2011-16**, Variance application for the relief of prior resolution conditions to allow the existing food establishment to operate longer hours located at 208 Hamilton Street, Block 417, Lot 35, Zoning District: C-1

Applicant's attorney, Peter Vignuolo, asked that the application be carried to the January 23rd, 2012 Zoning Board of Adjustment meeting. Public notice was given at the meeting and no further notice will be required by the applicant.

- B. ANTHONY BERARDINELLI/DOMINICK DICAMPI, Z-2011-18**, Variance application for the paving of the rear yard to create five (5) parking spaces located at 73 Bishop Street, Block 110.02, Lot 15, Zoning District: R-5A

Applicant's attorney, Peter Vignuolo, asked that the application be carried to the January 23rd, 2012 Zoning Board of Adjustment meeting. Public notice was given at the meeting and no further notice will be required by the applicant.