

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
DECEMBER 16TH, 2013
MINUTES
7:30 p.m.**

I. ROLL CALL

x	Nancy Coppola,
X	John Cox,
X	Margaret Chester
X	Sue McElligott
X	Doug Sheehan
X	John Zimmerman
X	Maria Torrisi
	Peter Ventrice (alt)
	Jose Madera (alt)
	Tierream Houser (alt)
	Mike Manzella (alt)

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS NOVEMBER 25TH, 2013 MEETING

Motion to Approve: Chester

Second: Cox

Approved unanimously by voice vote

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

- A. ARNOLD GARCIA, Z-2013-07**, Site plan and variance application for the construction of a mixed used building located at 340-346 Seaman Street, Block 183, Lots 32.01, 35 and 36, Zoning District: C-2B

Motion to Approve: Zimmerman

Second: McElligott

	Yes	No
Nancy Coppola,		
John Cox,	X	
Margaret Chester	X	

Sue McElligott	X	
Doug Sheehan	X	
John Zimmerman	x	
Maria Torrisi		
Peter Ventrice (alt)		
Jose Madera (alt)		
Tierream Houser (alt)		
Mike Manzella (alt)		

VII. OLD BUSINESS
None.

VIII. NEW BUSINESS

- A. THE TOWN CLOCK CORPORATION, Z-2013-14,** Site plan and variance application for the construction of supportive needs housing located at 9 Bayard Street, Block 9, Lot 21, Zoning District: C-4

Steven Hambro, Esq. – The application is to develop 10 supportive needs housing units for victims of domestic violence. It will be developed in conjunction with a number of community groups. The units will be within the existing sanctuary. There are 7 studios, two 2BR and one 1BR units. The existing buildings and the cemetery on-site are on the historic register.

Susan Kramer-Mills –

A-1 rendered site plan with aerial

Former pastor at 1st Reformed and now Executive Director at Town Clock CDC. The site is currently developed with a sanctuary, education building and sexton’s house. Much of the historic interior was destroyed in 1971 by a fire. It has been restored but is not original. The congregation has determined to use the existing space differently to meet community needs. The sanctuary building is the building that can best be repurposed from a structural standpoint. The congregation would like to build affordable housing as it has experience using the buildings for a shelter and other similar uses. They intend to work with Women Aware to provide supportive needs housing for victims of domestic violence. Residents would be coming out of domestic violence shelters.

A-2 Rendering of interior cross-section

The existing interior will be reorganized to reduce the space for the sanctuary. Ten units of housing will be constructed in the existing interior and an addition for vertical access will be constructed. There will also be a community space. There will also be cultural exhibition space in the sanctuary area.

There will be 6 units downstairs, 4 units on the 2nd floor and 3rd floor office space for the housing management.

William Lane, Eng – There are 721 grave site on the site. A 3-story addition will be added to the rear of the sanctuary. It will be built on pylons so as to not disturb the graves. Utilities will be added to the sanctuary there is currently no water and sewer in the sanctuary. The new addition is approximately 16' x 33'.

No parking will be provided on-site for the residential use. The population is not expected to use cars.

Kramer-Mills – the project, including the cemetery, has been reviewed by the NJ Historic Preservation Office.

Jeff Venezia, Architect –

The building interior is no longer historic but the exterior is. There are also some complicated code issues as well as security issues.

Sheet A-101 1st floor plan: Venezia reviewed the floor plan layout. The addition will be the primary access to the residential units. It will be an accessible entrance. There will be 6 apartments on this floor.

Sheet A-102, 2nd floor plan: The floor will have 4 apartments.

Sheet A-103, 3rd floor plan: There will be meeting rooms and offices related to the supportive needs housing.

The State Historic Preservation Office has reviewed the proposed addition changes related to the historic exterior. The addition will clearly look like an addition and not try to replicate the historic structure. This is per the directive of SHPO.

Chester – what will the security lighting be?

Lane: Wallpack units on the existing buildings will light the existing walkway.

Coppola: Is there a security person at the entrance?

Kramer-Mills: There will be video security, not manned.

Lane: the applicant will comply with the comments in the City's engineering memo.

Frank Antacell, Planner –

The two existing bulk variances cited in the Board Planner's memo are not in fact existing as the building meets the standards so there are no new or existing bulk variances.

Case law finds supportive needs housing to be an inherently beneficial use. As an inherently beneficial use, the use presumptively meets the positive criteria for granting the use variance. As to the negative criteria, multi-family residential is a conditional use and there are nearby multifamily residential units. The project will not disturb the cemetery. There is no impairment to the zone plan or zone ordinance.

The Sica balancing test is met as the project meets a public need by providing supportive needs housing, there are no detriments to the use and in weighing the positives and negatives there is a benefit to the public good.

Public:

Marsha Kleinman –

What if residents have cars? Are there limits to the occupancy?

Kramer-Mills – the tenants are going to have limited means and are not likely to have cars.

Patterson – the City’s property maintenance code regulates the occupancy. There will also be a nearby downtown park.

Michael Tublin,

A resident of neighboring Hiram Square and he supports the project.

Greg Ritter,

Local business owner and property owner and he supports the project.

Pam Stefanck, City Market Exec. Director

Project enhances the downtown area. The cultural space is an important facility for downtown.

Karen Jenkins, Dennis St renter and NJ Bike Walk Coalitiion

Downtown should be a mixed-use and mixed-income area and supports the project. She would like to see more children in the area.

Hartmut Kramer-Mills, Pastor at 1st Reformed Church

Fully supports the project as it will more efficiently use the existing building.

Cherylynn Novack, President of Board of Town Clock CDC

She feels this is a positive project.

Board comment:

Chester – project has good community support

Mr. Patterson recited a list of conditions to attached to a motion to approve.

Motion to Approve: McElligott

2nd: Chester

	Yes	No
Nancy Coppola,	X	
John Cox,	X	
Margaret Chester	X	
Sue McElligott	X	
Doug Sheehan	X	
John Zimmerman	X	
Maria Torrisi	X	
Peter Ventrice (alt)		
Jose Madera (alt)		

Tierream Houser (alt)		
Mike Manzella (alt)		

IX. ADJOURNMENT