

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
JULY 24, 2017
MINUTES
7:30 p.m.**

I. ROLL CALL

	Nancy Coppola, Chair
X	John Cox, Vice Chair
X	Margaret Chester
	Sue McElligott
	John Zimmerman
X	Tracey Piparo
	Ivan Adorno
X	Doug Sheehan (Alt #1)
	Charlotte McNair (Alt #2)
	Evelyn Azcona (Alt #3)
	John Bogar (Alt #4)
X	Board Attorney Aravind Aithal
X	Board Secretary/Director of Planning Glenn Patterson
X	Principal Planner Mark Siegle
	Board Planner Henry Bignell
	Board Planner Todd Bletcher
	Board Engineer Richard Moody
	Conflict Engineer Charles Carley

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS JUNE 26, 2017 MEETING

Motion to approve: Sheehan

Second: Piparo

Approved by unanimous voice vote

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

A. COLLEGIATE DEVELOPMENT GROUP, Z-2017-04, Preliminary and final site plan and variance application for the construction of a mixed-use building located at 78 Easton Avenue, Block 56, Lots 1.01, 1.03 and 14, Zoning District: C-3B

Motion: Sheehan

Second: Cox

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	x	
Margaret Chester		
Sue McElligott		
John Zimmerman		
Tracey Piparo		
Ivan Adorno		
Doug Sheehan (Alt #1)	x	
Charlotte McNair (Alt #2)		
Evelyn Azcona (Alt #3)		
John Bogar (Alt #4)		

B. SAINT PETERS HEALTHCARE SYSTEM, INC., Z-2017-06, Sign variance application for the property located at 215 Easton Avenue, Block 82, Lot 12.01, Zoning District: HI

Motion: Cox

Second: Sheehan

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	x	
Margaret Chester		
Sue McElligott		
John Zimmerman		
Tracey Piparo		
Ivan Adorno		
Doug Sheehan (Alt #1)	x	
Charlotte McNair (Alt #2)		
Evelyn Azcona (Alt #3)		
John Bogar (Alt #4)		

C. BROTHERHOOD OF HOPE, INC, Z-2017-08, Variance application for the construction of an addition located at 18 Lafayette Street, Block 91, Lot 19, Zoning District R-4

Motion: Sheehan
 Second: Cox

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	x	
Margaret Chester		
Sue McElligott		
John Zimmerman		
Tracey Piparo		
Ivan Adorno		
Doug Sheehan (Alt #1)	x	
Charlotte McNair (Alt #2)		
Evelyn Azcona (Alt #3)		
John Bogar (Alt #4)		

VI. OLD BUSINESS

A. CROWN PLAZA, LLC, Z-2015-10, Extension of time to file the deed of subdivision associated with the approved site plan, subdivision, and variance application for the construction of a mixed-use building located at 364 Somerset Street, Block 425, Lot 14, Zoning District: C-2A

James Clarkin, Esq. – He requests an extension per section 44.f of the MLUL. The delay is due to not having received reviews from County Planning and City Engineering. Mr. Aithal added that the extension would start as of June 30 of this year.

Public: None

Motion to approve: Chester
 Second: Piparo

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott		
John Zimmerman		
Tracey Piparo	X	
Ivan Adorno		

	Doug Sheehan (Alt #1)	X	
	Charlotte McNair (Alt #2)		
	Evelyn Azcona (Alt #3)		
	John Bogar (Alt #4)		

B. BALAKACHETTY RADHAKRISHNAN, Z-2016-12, Variance application for the conversion of a previously approved single-family dwelling into a two-family dwelling located at 233 George Street, Block 126, Lot 2, Zoning District C-2B

Thomas Monahan, Esq. – the application is to convert an existing single –family house to a two-family house.

Lionel Scrivens, Architect –

Referring to A-1 of the plan set, he stated applicant met with the TAC several times and plans were updated based on comments. The building is 3.5 stories. The two lower levels will be one apartment with 3 bedrooms and the two upper floors would be a second apartment with 2 bedrooms. The changes are all interior to the existing building.

Keenan Hughes, Planner

The property is in the C-2B district and the R-5A residential standards apply for 2-family houses. The only variances are for the lot width and lot area. They can be justified on a C1 hardship basis, primarily relying on the negative criteria.

There is no increase in the number of bedrooms so there is no intensification of the use. The number of parking spaces remains the same. The improvements will improve the quality of the housing for the tenants. There are no detriments to the public good. It is consistent with the goals of the master plan regarding providing a variety of housing options and rehabilitating the existing housing stock. There is no impairment to the zone plan.

Public: None

Motion to approve with the conditions cited: Chester

Second: Sheehan

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott		
John Zimmerman		
Tracey Piparo	X	
Ivan Adorno		

	Doug Sheehan (Alt #1)	X	
	Charlotte McNair (Alt #2)		
	Evelyn Azcona (Alt #3)		
	John Bogar (Alt #4)		

VII. OTHER MATTERS OF INTEREST TO THE PUBLIC
None

VIII. ADJOURNMENT
Motion to adjourn: Chester
Second: Piparo
Approved by unanimous voice vote