

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
NOVEMBER 26, 2018
MINUTES
7:30 p.m.**

I. ROLL CALL

x	Nancy Coppola, Chair
x	John Cox, Vice Chair
	Margaret Chester (temp chair)
X	Sue McElligott
X	John Zimmerman
	Indira Martir
X	Ivan Adorno
x	Doug Sheehan (Alt #1)
X	Charlotte McNair (Alt #2)
X	Evelyn Azcona (Alt #3)
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
	City Engineer Richard Moody
	Board Engineer _____

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

**IV. MINUTES OF THE BOARDS OCTOBER 22ND, 2018 MEETING
Motion To Approve: McElligott**

Second: Adorno
Approved by unanimous voice vote

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

- A. 150 EASTON AVENUE, LLC, Z-2018-02,** Site plan and variance application for the construction of a mixed-use building to be located at 150 Easton Avenue, Block 69, Lot 29, Zoning District: C-3B

Motion to approve: Adorno

Seconded by: Zimmerman

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

- B. 268 SOMERSET STREET, LLC, Z-2018-06,** Site plan and variance application for the construction of a mixed-use building located at 268 Somerset Street, Block 97, Lot 27, Zoning District: C-1

Motion to approve: McElligott

Seconded by: Adorno

Yes	No	
		Nancy Coppola, Chair
		John Cox, Vice Chair
		Margaret Chester

X		Sue McElligott
X		John Zimmerman
X		Ivan Adorno
		Doug Sheehan (Alt #1)
X		Charlotte McNair (Alt #2)
		Evelyn Azcona (Alt #3)

- C. ANNUAL REPORT OF THE ZONING BOARD OF ADJUSTMENT**, Review of the variances granted by the City of New Brunswick’s Zoning Board of Adjustment during 2017 calendar year in accordance with NJSA 40:55D-70.1 of the Municipal Land Use Law.

Motion to approve: Zimmerman

Seconded by: Adorno

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

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

- A. **JAMES PAGANO, Z-2018-17**, Variance application for the construction of a two-family dwelling located at 49 Bartlett Street, Block 77, Lots 7.01, Zoning District R-5A

Board members indicated they were not aware of any conflicts related to the application.

Tom Kelso, Esq. – the application is for variance approval only. There are a series of bulk variances for the proposed 2-family house. The parking for the project complies.

The variances are for FAR, lot size, lot width, building coverage, minimum one-side setback, front setback, combined side yard setback, impervious coverage. Several of the variances improve compliance compared to the existing house that is to be demolished.

Brent Papi, Engineer –
A-1 rendered site plan

The site is in the R-5A zone and is bordered by other residential properties.

The applicant proposes to demolish the existing single-family house and replace it with a 2-family unit with a 3 BR and 2 BR unit. Three parking spaces are proposed and this complies with the parking standard.

There will be a waste storage area at the rear of the property.

The impervious surface will increase to 77% from the existing 75%, a minor change.

The existing house also exceeds the FAR standard.

Ms. McElligott asked about the current impervious surface and fencing. She recommended adding a fence along the parking area. The applicant agreed to do this.

Rosario Menino, Archt.

The basement will be used for storage and utilities only.

The 1st and 2nd floor units will have open floor plan layouts.

The front elevation is in colonial-style with stone facing and hardi-plank.

It will have a traditional look.

Allison Coffin, Planner

The proposal is to demolish the existing building and construct a 2-family house. It is a permitted use that is proposed. There are various setbacks and coverage variances.

There are 37 lots within 200 feet of the property. 46% of these units are 2-family units.

None are on conforming lots for size and width. The proposed unit would be in character with the neighborhood.

The FAR variance has special reasons justifying it as it is in character with the neighborhood and the lot can accommodate it. The lot coverage is being reduced from the current situation.

The C variances are justified on a C2 basis. No other land can be acquired and would be in character with the neighborhood. The coverage allows for adequate parking. Many of the setback variances are improvements over the current conditions. The use and density are consistent with the neighborhood. The master plan calls for developing housing in character with the neighborhood.

Public:
None

**Motion to approve with the conditions cited by the Board Secretary made by:
McElligott
Seconded by: Adorno**

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

VI. OTHER MATTERS OF INTEREST TO THE PUBLIC
None

VII. ADJOURNMENT