

**CITY OF NEW BRUNSWICK  
BOARD OF ADJUSTMENT  
MARCH 26<sup>th</sup>, 2018  
MINUTES  
7:30 p.m.**

**I. ROLL CALL**

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

**II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)**

**III. SALUTE TO THE FLAG**

**IV. MINUTES OF THE BOARDS JANUARY 22, 2018 MEETING**

Motion To Approve: McElligott

Second: Sheehan

Approved by unanimous voice vote

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

- A. JULITOS GROCERY STORE, LLC, Z-2017-18,** Variance application for the use of the existing prior non-conforming retail store with a take-out restaurant food component at 172 Hamilton Street, Block 51, Lot 16, Zoning District: R-5A

**Motion made by: Adorno**

**Seconded by: Sheehan**

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

- B. BHARAT PATEL, Z-2017-23,** Variance application for the conversion of a single family dwelling into a two-family dwelling at 219 Townsend Street, Block 149, Lot 8.01, Zoning District :R-5A

**Motion made by: McElligott**

**Seconded by: Sheehan**

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

	Evelyn Azcona (Alt #3)
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## VI. NEW BUSINESS

- A. ROBERT WOOD JOHNSON PROPERTY HOLDING CORPORATION, Z-2018-01**, Site plan, subdivision, and variance application for the construction of an addition to the existing Ronald McDonald House located at 145 Somerset Street, Block 49, Lots 11.01 and 18.01, Zoning District: R-5A

Tom Kelso, Esq.

He indicated that the applicant is prepared to proceed with only 6 members, but reserve the right to hold over the vote until a full board is available.

Mr. Cox asked if any board member had a conflict; none indicated they did.

The application is for an expansion of the existing Ronald McDonald House (RMH) and an adjustment of lot lines with an adjacent lot that is owned by Robert Wood Johnson Hospital. This creates two use variances as the RWJ lot becomes smaller and creates an FAR variance. The Ronald McDonald House is an expansion of a non-conforming use, which is also a D variance. There are a number of bulk variances requested on both lots. Mr. Kelso reviewed each of the bulk violations and whether they were new variances or existing conditions. A parking variance of 7 variances for the adjacent office lot is requested, but this was previously granted.

Susan Collin, Exec Director of Ronald McDonald House

The House provides housing for children with cancer and their family while they need to be at the hospital. They also serve families that aren't able to get housing at the house due to space limitations with day services. They have a 97% occupancy rate. The project will increase the bedrooms available from 6 to 14.

Chris Roche, Langan Engineering

A-1 Vicinity Aerial

The site is located to the immediate north of RWJUH. In addition to the guest bedrooms there is a staff bedroom also. The adjacent lot has an RWJUH office located on it.

A-2 Aerial with Proposed and Existing Configuration.

The office lot size will be reduced and the RMH lot will be enlarged. The changes will improve site circulation.

A-3 Rendered Site Plan

A two-story expansion is proposed on the north side of the building. Other upgrades include a one-way exit drive to Condict Street, new pedestrian circulation, new wood fencing on the side property lines, metal fences on the frontages and a new generator.

There is a parking variance of one space. To mitigate the variance, there is an RWJUH lot on Hardenberg that can be used by staff.

He reviewed each of the bulk variances and use variances on both lots.

They are requesting a design waiver for foundation plantings due to tightness of the building to the property lines. They also seek a design waiver for the trash enclosure.

The drainage pattern will be maintained to follow into existing drains. There will be no new utility hookups.

The new landscaping proposed is concentrated by the entrance drives. Lighting poles will be a 14 ft.

The lot access gates are likely to be voice activated.

Ms. Chester asked about the circulation pattern and where the exit will be. Exit will be on Condict Street. Approximately 5 cars trips are expected daily.

Karen Vassad, Architect

A1.01

A two-story is proposed to provide new bedrooms and other rooms. The basement level remains the same.

A1.02

On the second floor additional bedrooms are added along with a laundry room.

A2.01

The elevations from all four directions were shown with the proposed addition. The finishes will match the existing materials.

Susan Gruel, Planner

The application is relatively simple with many technical variances. It is an inherently beneficial use that is being expanded. The subdivision is necessary to provide the space for the addition and improved on-site circulation and landscaping.

There are two D2 variances, one for each property. There is also an FAR variance on each property.

The positive criteria for the use variances are met as both uses are inherently beneficial. The RMH provides a community need associated with the hospital and the office is part of the hospital operation.

The negative criteria meet the four part Sica balancing test. There is a need for the expanded building. The detrimental effects are virtually non-existent as most of the variances are technical in nature and are needed to allow the expansion. There are improvements for circulation, trash location, a generator being provided and upgraded playground equipment. Mitigations are provided by the improved circulation and landscaping. The hospital uses are called out in the master plan as needed uses and this project expands on these needed uses. On balance, the positives substantially outweigh any potential detriments.

14 parking spaces are being proposed with 15 spaces being required. This is mitigated through the off-site parking on Hardenberg Street.

Public:

Norma Hoffman, Hardenberg Street

Why is a road through the site necessary if there are only 5 trips per day? Why can't the existing driveway be used? Mr. Kelso said this improves the circulation as it is one-way.

Jadwaga Karanevski, Condict Street

Why is the exit onto Condict Street needed? Mr. Roche stated that the drive would be located as far from her property as possible. There will be a 12 ft buffer with a 6 ft fence and 8 trees between the drive and the property line. The Condict exit will have a gate to secure the exit. Somerset Street will have a two-way entrance/exit drive. Condict is one-way out only.

Eric Jensen – RMH contractor. He described how the construction staging will likely work. The roadway is likely to take 2-3 weeks to complete.

Ed Chapman, Hardenberg Street

He would like communication with the contract while construction is going on.

He asked why a generator is necessary. Ms. Collins said there is an existing one and this replaces it. Newer models are quieter.

Mr. Patterson read conditions for the resolution if the board seeks to approve the application.

**Motion to approve with the conditions cited made by: McElligott**

**Seconded by: Chester**

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

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

- B. NU TETARTON ALUMNI ASSOCIATION OF PHI SIGMA KAPPA, Z-2017-21,** Site plan and variance application for the construction of a fraternity house located at 27 Stone Street, Block 75, Lot 14, Zoning District: IN-1

**The applicant requested an adjournment to the May 21, 2018 meeting due to a lack of a full voting Board at the March 26, 2018 meeting. The applicants professionals have a conflict with the April 2018 meeting. Public notice of the adjournment was provided by Mr. Patterson on the record. The applicant will not be required to provide any further notice at this time.**

**VI. OTHER MATTERS OF INTEREST TO THE PUBLIC**

None

**VII. ADJOURNMENT**