

**CITY OF NEW BRUNSWICK  
BOARD OF ADJUSTMENT  
MAY 21<sup>ST</sup>, 2018  
MINUTES  
7:30 p.m.**

**I. ROLL CALL**

x	Nancy Coppola, Chair
X	John Cox, Vice Chair
	Margaret Chester
	Sue McElligott
x	John Zimmerman
	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
x	Principal Planner Mark Siegle
	Board Planner Henry Bignell
X	Board Planner Todd Bletcher
x	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 APRIL 23<sup>RD</sup>, 2018 MEETING**

**Motion To Approve:** Cox

**Second:** Zimmerman

Approved by unanimous voice vote

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

- A. JCM INVESTORS 1012, LLC, Z-2018-04**, Site plan and variance application for the construction of a mid-rise multifamily apartment building to be located at 111-113 Bayard Street, Block 21, Lot 2.01, Zoning District: C-4

**Motion to approve made by:** Cox

**Seconded by:** McNair

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

**VI. NEW BUSINESS**

- A. JOSEPH CHEDID, Z-2018-05**, Variance application for the conversion of the ground floor of an existing two-family dwelling into a retail/commercial space located at 158 Louis Street, Block 60, Lot 32, Zoning District: C-1

James Clarkin, Esq – the application is to convert a 3-bedroom apartment to a retail space. A 3-bedroom apartment on the 2<sup>nd</sup> floor will be retained. There is no site plan and no new bulk variances are created. Several existing non-conformities are asked to be continued. A new parking variance for two stalls is required.

The zone permits grocery stores and delis are permitted in the zone, but c-stores are not specifically permitted and they would like an interpretation as to whether they are permitted. Mr. Patterson, the Administrative Officer, advised that his interpretation of the ordinance is that a "convenience store" would be classified in the deli/grocery use.

City Council has already approved a 15-minute parking zone for quick visits and deliveries to the space.

Thomas Geigrich, Archt

The site is a 2.5 story frame dwelling with two apartments currently with a storage building in the rear. The driveway is for residential tenants. The applicant proposes to change the ground floor into a commercial space. There will be no expansion of the building, only interior alterations. Lights and security cameras will be added. A garbage area is provided and screened. A cross easement is to be provided for the garbage storage area as it is partially on the adjoining area this is under common ownership.

An awning is proposed for the front of the building.

Mr. Clarkin reviewed the Planning Report comments. He stated loading would be handled from the street via the 15-min parking space.

Mr. Clarkin reviewed the Engineering Report. The entire building will be sprinklered.

Public:

Charlie Kratovil – He thinks an investment in this area is good. He asked about the Council's parking changes and were they at the request of the applicant. Mr. Clarkin said they were.

Peter Tverdov – He lives in the neighborhood and feels this is a good investment in the neighborhood and does not feel the parking variance will create a problem.

**Motion to approve with the conditions cited made by: Zimmerman  
Seconded by: Sheehan**

Yes	No	
X		Nancy Coppola, Chair
X		John Cox, Vice Chair
		Margaret Chester
		Sue McElligott

X		John Zimmerman
		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

Mr. Patterson announced prior to the Chedid hearing that the applicant had requested to postpone the hearing for this application at tonight's meeting as there would not be a full board complement tonight and case law allows applicants the right to have a use variance application heard by a full board.

Mr. Patterson announced to the public that the hearing was being rescheduled for the June 25, 2018 meeting at 7:30 pm in Council Chambers at 78 Bayard Street. No additional notice would be required.

**C. STIRLINGSIDE URBAN RENEWAL, LLC, Z-2017-22**, Site plan and variance application for the construction of a multifamily residential building located at 50 Neilson Street, Block 121, Lots 1.01 and 1.02, Zoning District: R-6

Mr. Patterson announced at prior to the Chedid hearing that the applicant had requested to postpone the hearing for this application at tonight's meeting as there would not be a full board complement tonight and case law allows applicants the right to have a use variance application heard by a full board.

Mr. Patterson announced to the public that the hearing was being rescheduled for the June 25, 2018 meeting at 7:30 pm in Council Chambers at 78 Bayard Street. New notice will be required due to potential plan changes and the public interest in the application.

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

None

**VII. ADJOURNMENT**