

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
SEPTEMBER 21, 2015
MINUTES
7:30 p.m.**

I. ROLL CALL

X	Nancy Coppola, Chair
X	John Cox, Vice Chair
	Margaret Chester
	Sue McElligott
X	John Zimmerman
X	Maria Torrisi
	Mike Manzella
X	Doug Sheehan (Alt #1)
X	Christopher Reinhart (Alt #2)
	(Alt #3)
	Natalie Azcona (Alt #4)

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 Tom Guldin
	Conflict Engineer Chas. Carly

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS MAY 18, 2015 MEETING

Motion to approve: Cox

Second: Sheehan

Approved by unanimous voice vote

V. COMMUNICATIONS AND REPORTS-

Resolutions of Memorialization of Approval

- A. ROBERT WOOD JOHNSON UNIVERSITY HOSPITAL, Z-2015-02**, Site plan and variance application of the expansion of a previously approved projected known as the East Tower located at 25 French Street, Block 24.01, Lot 1.01, Zoning District: D-HI

Motion to Approve: Zimmerman

Second: Cox

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	x	
Margaret Chester		
Sue McElligott		
John Zimmerman	x	
Maria Torrisi		
Mike Manzella		
Doug Sheehan (Alt #1)	x	
Christopher Reinhart (Alt #2)		
(Alt #3)		
Natalie Azcona (Alt #4)		

- B. ROBERT WOOD JOHNSON UNIVERSITY HOSPITAL, Z-2015-07**, Variance application for the installation of a digital billboard at the property located at 25 French Street, Block 24.01, Lot 1.01, Zoning District: D-HI

Motion to Approve: Cox

Second: Zimmerman

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	x	
Margaret Chester		
Sue McElligott		
John Zimmerman	x	
Maria Torrisi		
Mike Manzella		
Doug Sheehan (Alt #1)	x	
Christopher Reinhart (Alt #2)		
(Alt #3)		
Natalie Azcona (Alt #4)		

C. ROBERT WOOD JOHNSON PROPERTY HOLDING CORP, Z-2015-03, Variance application for the use of the property as an office located at 11 Hardenberg Street, Block 49, Lot 18.01, Zoning District: R-5A

Motion to Approve: Cox
Second: Zimmerman

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	x	
Margaret Chester		
Sue McElligott		
John Zimmerman	x	
Maria Torrisi		
Mike Manzella		
Doug Sheehan (Alt #1)	x	
Christopher Reinhart (Alt #2)		
(Alt #3)		
Natalie Azcona (Alt #4)		

D. ROBERT WOOD JOHNSON PROPERTY HOLDING CORP, Z-2015-04, Variance application for the use of the property as an office located at 19 Division Street, Block 51, Lot 5, Zoning District: R-5A

Motion to Approve: Sheehan
Second: Cox

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	x	
Margaret Chester		
Sue McElligott		
John Zimmerman	x	
Maria Torrisi		
Mike Manzella		
Doug Sheehan (Alt #1)	x	
Christopher Reinhart (Alt #2)		
(Alt #3)		
Natalie Azcona (Alt #4)		

- E. ROBERT WOOD JOHNSON PROPERTY HOLDING CORP, Z-2015-05**, Variance application for the use of the property as an office located at 18 Hardenberg Street, Block 51, Lot 31, Zoning District: R-5A

Motion to Approve: Zimmerman
Second: Cox

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	x	
Margaret Chester		
Sue McElligott		
John Zimmerman	x	
Maria Torrisi		
Mike Manzella		
Doug Sheehan (Alt #1)	x	
Christopher Reinhart (Alt #2)		
(Alt #3)		
Natalie Azcona (Alt #4)		

- VI. OLD BUSINESS**
 - a. None.

VII. NEW BUSINESS

Peter Lanfrit, attorney for Altragracia Rodriquez, Z-2014-15, appeared to ask for a postponement as there are only 6 board members present for the meeting. The chair granted the postponement and the hearing was rescheduled to October 26, 2015 at 7:30 PM at City Council Chambers, City Hall, 78 Bayard Street. This was announced to the public at the meeting.

- A. CHURCH OF OUR LADY OF MT CARMEL, Z-2014-09**, Site plan and variance application for the construction of an addition to the existing place of worship located at 75 Morris Street, Block 129, Lot 9.01, Zoning District: C-4

Michael Ligorano, Esq., appeared for the applicant. He asked if there were any procedural issues. Mr. Aithal indicated that the notice did not state the parking variance noted in the Bignell report. Mr. Ligorano stated the applicant would proceed at risk as they had a catch all statement about other variances in the notice.

El Donaldo Vid, Architect,
 A-1 Existing Site Plan
 A-2 Existing and Proposed Elevations

A-3 Proposed Second Floor Layout Plan

They are proposing offices on the second floor that will be accessed through the existing entrance. There are no changes proposed for the site itself. The expansion of the offices on the second floor allows existing offices to be moved out of the basement. The exterior façade will not change.

Mr. Cox asked what the total occupancy limit is currently. Mr. Vid stated it was 339. Mr. Cox asked what the basement area would be used for when the offices move. Mr. Vid said the basement was used for classrooms and offices. The basement offices will be used for classrooms. Mr. Ligorano clarified that the classrooms double as office space now. They also use the adjoining parking deck for parking for the church occupancy. The new occupancy will be 392.

Mr. Patterson asked if the offices and the classrooms would generally be used at the same time. Mr. Ligorano stated that was not likely.

Frank Banish, Planner

The church is attempting to manage the church as best it can with the existing building. The office expansion is to make the church work better by separating the classroom and office space. They want privacy for both counseling and records, which the classrooms do not provide. The new office space will eliminate the conflicts.

The property is in the C-4 zone where churches are a conditional use. They do not meet the lot width condition, so are not a permitted use, but the site is twice the minimum lot size for the church use.

There will be 7 parking spaces dedicated to the new office use, with 18 spaces for the existing uses.

The Coventry Square tests apply here. The test looks at what is missing from the conditions and what can be done to mitigate the issues created. He stated the impacts would be fairly minimal as the office use exists, it will just take place in a different location in the building.

Public:

Sham Lu, he asked for a summary of the project plan as he came late to the hearing. He clarified he was interested in the 149-151 Joyce Kilmer Ave, not the Mt. Carmel application. He was advised that this application was postponed until the October 26 meeting.

No other public comment.

Mr. Reinhart asked if the parking in the adjacent parking garage was guaranteed. Mr. Ligorano stated the church had an MOU with the Parking Authority regarding parking spaces in the deck.

Mr. Patterson read conditions to apply to a motion. Mr. Aithal added that the basement should be conditioned to not be used as offices.

Motion to Approve: Torrisi,

Second: Reinhart

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

Sue McElligott		
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
Christopher Reinhart (Alt #2)	X	
(Alt #3)		
Natalie Azcona (Alt #4)		

- B. ALTRAGRACIA RODRIGUEZ-Z-2014-15**, Variance application for the conversion of ground floor space into a beauty salon and grocery store located at 149-151 Joyce Kilmer Avenue, Block 241, Lots 1 and 2, Zoning District R-5A

The application was not heard and the hearing was previously postponed until the October 26, 2015 meeting.

VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

None

IX. ADJOURNMENT

Approved by unanimous voice vote