

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
FEBRUARY 23, 2015
MINTUES
7:30 p.m.**

I. ROLL CALL

x	Nancy Coppola, Chair
x	John Cox, Vice Chair
X	Margaret Chester
X	Sue McElligott
X	John Zimmerman
x	Maria Torrisi
	Mike Manzella
x	Doug Sheehan (Alt #1)
	(Alt #2)
x	Daniel Chedid (Alt #3)
	(Alt #4)

x	Board Attorney Aravind Aithal
x	Board Secretary/Director of Planning Glenn Patterson
x	Principal Planner Mark Siegle
x	Board Planner Henry Bignell
	Board Planner Todd Bletcher
	Board Engineer Tom Guldin
	Conflict Engineer Chas. Carly

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

Nomination and Appointment of Chairperson

Nomination of Nancy Coppola: Cox

Second: McElligott

Other nominations: None

	Yes	No
Nancy Coppola, Chair	X	

John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

Nomination and Appointment of Vice-Chairperson

Nomination of John Cox: Chester

Second: Sheehan

Other nominations: None

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

Nomination and Appointment of Secretary

Nomination of Glenn Patterson: Coppola

Second: Cox

Other nominations: None

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

Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

Nomination and Appointment of Board Attorney

Nomination of Aravind Aithal: Zimmerman

Second: Cox

Other nominations: None

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

Nomination of Board Planner

Nomination of Bignell & Associates: McElligott

Second: Torrisi

Other nominations: None

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

Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

Nomination and Appointment of Board Engineer

Nomination of Tom Guldin, City Engineer: Chester

Second: Cox

Other nominations: None

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

Nomination and Appointment of Secondary/Conflict Engineer

Nomination of Delaware & Raritan Engineering: Zimmerman

Second: Torrisi

Other nominations: None

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		

Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

Nomination and Appointment of Hydraulic Modeling/Water System Capacity Engineer

Nomination of Hatch Mott MacDonald: Cox

Second: Sheehan

Other nominations: None

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

Nomination and Appointment of a Traffic Systems Engineer

Nomination of Hatch Mott MacDonald: Zimmerman

Second: Cox

Other nominations: None

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	

	(Alt #2)		
	Daniel Chedid (Alt #3)		
	(Alt #4)		

Adopt meeting schedule for 2015 through January 2016

Motion to Approve the Schedule: Chester

Second: McElligott

		Yes	No
	Nancy Coppola, Chair	X	
	John Cox, Vice Chair	X	
	Margaret Chester	X	
	Sue McElligott	X	
	John Zimmerman	X	
	Maria Torrisi	X	
	Mike Manzella		
	Doug Sheehan (Alt #1)	X	
	(Alt #2)		
	Daniel Chedid (Alt #3)		
	(Alt #4)		

Adoption of the Rules of the Zoning Board of Adjustment

Motion to Approve the Rules: Cox

Second: Chester

		Yes	No
	Nancy Coppola, Chair	X	
	John Cox, Vice Chair	X	
	Margaret Chester	X	
	Sue McElligott	X	
	John Zimmerman	X	
	Maria Torrisi	X	
	Mike Manzella		
	Doug Sheehan (Alt #1)	X	
	(Alt #2)		

	Daniel Chedid (Alt #3)		
	(Alt #4)		

IV. MINUTES OF THE BOARDS DECEMBER 15TH, 2014 MEETING

Motion to Approve the Minutes: Chester

Second: Torrisi

Approved by unanimous voice vote

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

A. ANSHE EMETH MEMORIAL TEMPLE, Z-2014-14, Variance application for the installation of a monument sign located at 222 Livingston Avenue, Block 228, Lot 19.02

Zoning District: C-3A

Motion to Approve: Torrisi

Second: Cox

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

B. PENTECOSTAL COUNCIL CHURCH OF GOD, INC Z-2014-10, Site plan and variance application for the construction of a parking lot located at 186 Commercial Avenue, Block 195 Lot 23.01, Zoning District: R-5A

Motion to Approve: Chester

Second: Zimmerman

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

C. PENTECOSTAL COUNCIL CHURCH OF GOD, INC Z-2014-11, Site plan and variance application for the construction of a place of worship located at 176 Commercial Avenue, Block 192 Lot 19.01 Zoning District: R-5A

Motion To Approve: Cox
Second: Chester

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		
(Alt #4)		

VI. OLD BUSINESS
a. None.

VII. NEW BUSINESS

- A. RIAZ KARIM, Z-2014-07,** Variance application for the placement of additional concrete in the front yard to remediate a mold situation in the basement located at 71 Juliet Street, Block 320, Lot 16, Zoning District: R-5A

Mr. Patterson announced that the application would not be heard at this meeting as the applicant had not provided public and personal notice. The application will be carried to a later date and the applicant will do both public and personal notice.

- B. RECON SERVICES, LLC, Z-2014-16,** Site plan and variance application for the construction of a multi-family building located between Morrell Street and Ray Street in Block 80 on Lots 10, 11.01, and 21.01, Zoning District: R-5A

Mr. Patterson announced that the application would not be heard at this meeting as the applicant had not provided public and personal notice. The application will be carried to a later date and the applicant will do both public and personal notice.

- 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 2014 calendar year in accordance with NJSA 40:55D-70.1 of the Municipal Land Use Law.

Mr. Siegle reviewed the report with the Board.

Motion to Approve Report: Chester
Second: Cox

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott	X	
John Zimmerman	X	
Maria Torrisi	X	
Mike Manzella		
Doug Sheehan (Alt #1)	X	
(Alt #2)		
Daniel Chedid (Alt #3)		

	(Alt #4)		
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Mr. Bignell, Mr. Patterson and Mr. Siegle were sworn as professionals for the year.

VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

Mr. Larobina asked if the Board was responsible for the master plan. He was informed it was not.

IX. ADJOURNMENT