

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
MAY 23, 2016
MINUTES
7:30 p.m.**

I. ROLL CALL

	Nancy Coppola, Chair
X	John Cox, Vice Chair
X	Margaret Chester
	Sue McElligott
	John Zimmerman
	Maria Torrisi
X	Ivan Adorno
X	Doug Sheehan (Alt #1)
X	Charlotte McNair (Alt #2)
	Nicole Burgos (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
	Board Planner Todd Bletcher
X	Board Engineer Rich Moody
	Conflict Engineer Charles Carley

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. Board Organization Matters

- a. Nomination and appointment of Board Engineering**
Nomination: Chester
Second: Cox
Motion approved by unanimous voice vote

V. MINUTES OF THE BOARDS APRIL 18TH, 2016 MEETING

Motion to approve: Chester

Second: Cox

Approved by unanimous voice vote

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

- A. TRUONG HUYNH, Z-2015-06**, Site plan and variance application for the construction of a handicap ramp and the use of the building as a place of worship located at 15 Reed Street, Block 456, Lot 10.01, Zoning District: C-2B

Motion: Chester

Second: Cox

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	X	
Margaret Chester	X	
Sue McElligott		
John Zimmerman		
Maria Torrisi		
Ivan Adorno		
Doug Sheehan (Alt #1)		
Charlotte McNair (Alt #2)		
Nicole Burgos (Alt #3)		
Natalie Azcona (Alt #4)		

- B. NY SMSA LP, DBA VERIZON WIRELESS, Z-2015-12**, Site plan and variance application for the installation of a rooftop wireless communication facility located at 37 Easton Avenue, Block 47, Lot 7.01, Zoning District: C-3B

Motion: Chester

Second: Cox

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

	Nicole Burgos (Alt #3)		
	Natalie Azcona (Alt #4)		

C. CONSTRUCTION MANAGEMENT ASSOCIATES, INC, Z-2015-16, Site plan and variance application for the construction of a multifamily dwelling located at 191 Hamilton Street Block 57, Lots 54, 55, 56, and 58, Zoning District: R-5A

Motion: Chester

Second: Cox

		Yes	No
	Nancy Coppola, Chair		
	John Cox, Vice Chair	X	
	Margaret Chester	X	
	Sue McElligott		
	John Zimmerman		
	Maria Torrisi		
	Ivan Adorno		
	Doug Sheehan (Alt #1)		
	Charlotte McNair (Alt #2)		
	Nicole Burgos (Alt #3)		
	Natalie Azcona (Alt #4)		

D. CLYDE AND MICHAEL ROCKOFF AND DAMALI PROPERTIES, LLC, Z-2016-04, Site plan and variance application for the construction of office and warehouse space located at 3 Terminal Road , Block 597.01, Lot 2.01, 3, and 4.01, Zoning District: C-6 and I-2.

The approval of the resolution was not moved at this time as the applicant’s attorney had not had an opportunity to complete his review of the proposed language and asked that memorialization be postponed until the June meeting.

VII. OLD BUSINESS
None

VIII. NEW BUSINESS

A. 195 EASTON AVENUE, LLC, Z-2016-02, Variance application for the construction of rear yard fire escape located at 195 Easton Avenue, Block 79, Lot 8.01, Zoning District: C-3B

Peter Lanfrit, Esq. discussed that the notice had a scrivener’s error in that an address was cited in Franklin Twp. Board Attorney Aithal had said this was not a catastrophic error as there was no such address in Franklin and therefore little chance of confusion for the public.

Mr. Lanfrit requested the hearing on the application be held until the June meeting to enable the applicant to review several unresolved issues related to code compliance that may impact the final design of the project.

The Chair announced the meeting would be postponed until the June 27, 2016 Zoning Board meeting to be held at Council Chambers, City Hall, 78 Bayard Street, New Brunswick at 7:30 pm. No further notice shall be required.

- B. ABDEL ELGANDY, Z-2016-03**, Variance application for the construction of an addition located at 145 Townsend Street, Block 151, Lot 17, Zoning District: R-5A

The applicant requested to postpone the hearing of the application as there would not be a full board contingent at tonight's meeting and a D variance approval was required for the application.

The Chair announced the meeting would be postponed until the June 27, 2016 Zoning Board meeting to be held at Council Chambers, City Hall, 78 Bayard Street, New Brunswick at 7:30 pm. No further notice shall be required.

IX. OTHER MATTERS OF INTEREST TO THE PUBLIC

None

X. ADJOURNMENT

Motion to adjourn: Adorno

Second: Sheehan

Approved by unanimous voice vote