

**CITY OF NEW BRUNSWICK  
BOARD OF ADJUSTMENT  
AUGUST 22, 2016  
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
X	Ivan Adorno
X	Doug Sheehan (Alt #1)
	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 Richard Moody
	Conflict Engineer Charlie Carley

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

**III. SALUTE TO THE FLAG**

**IV. MINUTES OF THE BOARDS JUNE 27, 2016 MEETING**

Motion to approve: Cox  
Second: Sheehan  
Approved by unanimous voice vote

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

- A. 96-100 BAYARD STREET ASSOCIATES, LLC, Z-2016-01**, Site plan and variance application for the construction of a multifamily residential building located at 96-100 Bayard Street, Block 20, Lot 6.02, Zoning District: C-4

Motion: Adorno

Second: Cox

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

**VI. OLD BUSINESS**

**VII. 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 application had been on the May agenda but there were questions about the need for the fire escape. Since that time, it has been determined that the fire escape is not required by code, it has been removed from the plan and there is no rear yard variance. The only variance associated with the application is for a parking variance as a 4<sup>th</sup> bedroom is proposed for the 2<sup>nd</sup> unit.

He stated the applicant will not seek additional parking permits but will retain their existing ones. Mr. Patterson advised that adding a bedroom does not generate an additional parking permit for the property and therefore there is nothing to give up.

Nassir Almkhtar, Architect –

Sheet 1 and 2 are the same as submitted with the application. Sheet 3 has a minor change and is entered as A-1.

Sheet 2 shows the existing conditions in the two-family house. Apartment 1 has 1 bedroom. Apartment 2 has 3 bedrooms. The 3<sup>rd</sup> floor/attic is currently vacant. There is a basement that is used for storage only.

A-1 shows that Apt 1 and the basement will remain the same. Apt. 1 will still be 1 bedroom.

In Apt 2, the 3 bedrooms will remain on floor 2 and a bedroom and study room will be added to the 3<sup>rd</sup> floor. There will be an interior stair to get from the 2<sup>nd</sup> to the 3<sup>rd</sup> floor.

Mr. Siegle advised that there are only two legal bedrooms in Apt. 2, not three. Ms. Coppola asked about the circulation between floor 2 and 3 will work. Mr. Cox asked about ceiling height.

Kevin O'Brien, Planner  
The neighborhood is mixed-use.  
A-2 aerial photo of the area.

The building is similar in size to the nearby houses. The building will not be physically expanded and the changes will be to the interior layout. The house is near Rutgers and St. Peter's and is in a walkable neighborhood. The applicant typically rents to students. The outside of the building will not have a change in appearance.

The use is conforming and the application supports several purposes of the MLUL including general welfare, housing density and visual appearance. The negative criteria are met as there is no parking now, this situation will not change, the tenants are aware of this and there will be no change.

The owner currently has two resident parking permits and two visitor parking permits for on-street parking.

They will comply with all the conditions in the planner memo.

Mr. Cox asked about the occupancy. The total occupancy will go from 6 to 7 persons.

Public Comment:  
None

Mr. Patterson read various conditions to attach to any motion to approve the project.

Motion to Approve with the conditions cited: Torrisi  
Second: Zimmerman

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

Charlotte McNair (Alt #2)		
Nicole Burgos (Alt #3)		
Natalie Azcona (Alt #4)		

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

None

**IX. ADJOURNMENT**

Motion to adjourn:

Second:

Approved by unanimous voice vote