

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
OCTOBER 24, 2016
MINUTES
7:30 p.m.**

I. ROLL CALL

X	Nancy Coppola, Chair
X	John Cox, Vice Chair
X	Margaret Chester
	Sue McElligott
X	John Zimmerman
	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
	Board Engineer
	Conflict Engineer Charlie. Carley

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS SEPTEMBER 26, 2016 MEETING

Motion to approve: Cox

Second: Adorno

Approved by unanimous voice vote

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

EASTON CROSSINGS, LLC, Z-2016-10, Site plan and variance application for the construction of a multifamily residential building with ground floor office space located at 185 Easton Avenue, Block 76, Lots 5.01, 7.01, 11, 11.01, 12, 13, and 14.01

Motion: Zimmerman
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)		

FRANK & JOHN VITELLI, Z-2015-13, Site plan and variance application for the construction of a structure on the existing property along with the storage of trailers located at 699 Joyce Kilmer Avenue, Block 321, Lot 9, Zoning District: I-1

Motion: Sheehan
Second: Zimmerman

	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)		

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 – Reconsideration of Condition Imposed at Time of Approval

Motion: Zimmerman

Second: Cox

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

96-100 Bayard Street Associates, LLC, Z-2016-01, Site plan and variance application for the construction of a multi-family residential building located at 96-100 Bayard Street, Block 20, Lot 6.02, Zoning District, C-4

Motion to Approve: Chester

Second: Adorno

	Yes	No
Nancy Coppola, Chair	X	
John Cox, Vice Chair	X	
Margaret Chester	X	
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. 95 Louis Street, LLC, Z-2016-01, Site plan and variance application for the construction of a multifamily building at 93-97 Louis Street, Block 419, Lots 36.01 and 39.01, Zoning District R-5A

Mr. Patterson advised the Chairman that the applicant submitted a request to carry the application to the November meeting as the Board would not have a full complement of seven members for tonight's meeting. Case law allows that applicants seeking approval of D variances have a right to be heard by a full board of seven members.

The Board agreed to carry the hearing to the November 28 meeting at 7:30 PM at City Hall Council Chambers, 78 Bayard Street, New Brunswick. The applicant shall give both personal and public notice of the hearing.

- B. 139 Suydam Street, LLC, Z-2016-06, Variance application for the construction of a two-family residential dwelling located at 139 Suydam Street, Block 158, Lot 14, Zoning District R-5A

Mr. Patterson notified the Chairman that the application could not be heard tonight as the applicant's notice as deficient. The applicant must re-notice the application with the correct notice.

VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

Charlie Kratovil, - what are the changes to the resolution for the 96-100 Bayard resolution. Mr. Aithal said they related to information cited by the applicant about the MLUL and factual assertions that were on the record but had not been reflected in the original resolution.

Kratovil asked what the notice deficiencies were in regards to the 139 Suydam Street application. Mr. Patterson stated the variances were not listed.

IX. ADJOURNMENT

Motion to adjourn: Cox

Second: Chester

Approved by unanimous voice vote