

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
FEBRUARY 24TH, 2014
MINUTES
7:30 p.m.**

I. ROLL CALL

X	Nancy Coppola,
X	John Cox,
	Margaret Chester
X	Sue McElligott
X	Doug Sheehan (alt)
	Peter Ventrice (alt)
	Jose Madera (alt)
	Tierream Houser (alt)
	Mike Manzella
	John Zimmerman
x	Maria Torrisi

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS JANUARY 27TH, 2014 MEETING

Motion to Approve: Cox
Second: McElligott
Approved unanimously

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

- A. 18 BETHANY STREET, LLC, Z-2013-09**, Variance application for the use of the attic for an additional bedroom located at 18 Bethany Street, Block 99, Lot 25, Zoning District: C-3A
Motion to Approve: McElligott
Second: Cox

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

Doug Sheehan	X	
John Zimmerman		
Maria Torrisi		
Peter Ventrice (alt)		
Jose Madera (alt)		
Tierream Houser (alt)		
Mike Manzella (alt)	X	

B. GILBERT MERCADO, Z-2013-10, Site plan and variance application for the construction of a mixed use building located at 173 French Street, Block 98, Lot 35, Zoning District: C-2A
 Motion to Approve: McElligott
 Second: Cox

	Yes	No
Nancy Coppola, Chair		
John Cox, Vice Chair	X	
Margaret Chester		
Sue McElligott	X	
Doug Sheehan	X	
John Zimmerman		
Maria Torrisi		
Peter Ventrice (alt)		
Jose Madera (alt)		
Tierream Houser (alt)		
Mike Manzella (alt)		

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 2013 calendar year in accordance with NJSA 40:55D-70.1 of the Municipal Land Use Law.

Motion to Approve: Cox
 Second: McElligott

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

John Zimmerman		
Maria Torrisi		
Peter Ventrice (alt)		
Jose Madera (alt)		
Tierream Houser (alt)		
Mike Manzella (alt)		

VI. OLD BUSINESS
None.

VII. NEW BUSINESS

- A. EGYPTIAN GARDENS, LLC, #Z-2012-11**, Site plan and variance application for the construction of a retail building located at 243-245 George Street, Block 120, Lot 2.01, Zoning District: C-4

The applicant requested to postpone the hearing for the application as a full board was not available to hear the application involving a D variance. The application is to be rescheduled for the March 24, 2014 meeting of the Zoning Board to be held at 7:30 PM at City Hall Council Chambers. No additional notice is required.

- B. VICTOR FIORE JR, Z-2013-13**, Variance application for the use of the attic as additional bedrooms located at 122 Hamilton Street, Block 47 Lot 15.05, Zoning District: C-3B

The applicant requested to postpone the hearing for the application as a full board was not available to hear the application involving a D variance. The application is to be rescheduled for the April 28, 2014 meeting of the Zoning Board to be held at 7:30 PM at City Hall Council Chambers. No additional notice is required

VIII. ADJOURNMENT