

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
OCTOBER 24TH, 2011
MINUTES
7:30 p.m.**

I. ROLL CALL

John Cox
Peg Chester
Scott Elias
John Sutton
Nancy Coppola
Sue McElligott

Board Staff:

Glenn Patterson, AICP, PP Board Secretary
Aravind Aithal, Esq. Board Attorney
Mark Siegle, AICP, PP City of New Brunswick Principal Planner

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARD'S SEPTEMBER 26TH, 2011 MEETING

Approved.

V. COMMUNICATIONS AND REPORTS-

Resolutions of Memorialization of Approval

- A. WOMEN AWARE, INC, Z-2011-11**, Site plan and variance application for the use of the property for the operation of a victims of domestic violence residence located at 268 Livingston Avenue, Block 259, Lot 25, Zoning District: C-3A

Motion made to approve made by Mr. Cox, seconded by Ms. McElligott

Chester Yes
Sutton Yes
McElligott Yes
Cox Yes
Coppola Yes

- B. 19 US HIGHWAY 1, LLC, Z-2011-05** , Site plan and variance application for the construction a mixed use building located at 19 US Highway Route 1, Block 703, Lot 7.02, Zoning District C-5.

Motion made to approve made by Mr. Cox, seconded by Ms. Chester.

Chester Yes
Sutton Yes

McElligott Yes
Cox Yes
Coppola Yes

- C. **SCOTT KWONG, #Z-2011-07**, Variance application of the construction of an addition located at 37 Senior Street, Block 86, Lot 3, Zoning District: R-5A

Motion made to approve made by Mr. Sutton, seconded by Ms. Chester.

Chester Yes
Sutton Yes
McElligott Yes
Cox Yes
Coppola Yes

Resolutions of Memorialization of Denial

- A. **LUKLIN, LLC Z-2010-15**, Variance application for the conversion of attic space into additional bedrooms located at 46 Morrell Street, Block 77, Lot 36.01, Zoning District: R-5A

Resolution of denial was memorialized as a single resolution.

Motion made to approve the resolution denying the application made by Ms. Chester, Seconded by Mr. Cox.

Chester Yes
Sutton Yes
McElligott Yes
Cox Yes
Coppola Yes

- B. **LUKLIN, LLC Z-2010-14**, Variance application for the conversion of attic space into additional bedrooms located at 50 Morrell Street, Block 77, Lot 35.01, Zoning District: R-5A

Single vote taken above.

VII. OLD BUSINESS

Applications to deny without prejudice:

- A. **SAMI ABISLEIMAN, #Z-2008-03**. Variance and site plan application to expand the first floor and add residential apartments above located at 131 Easton Ave, Block 72, Lot 9, and Zoning District C-3B.

Application was withdrawn prior to the meeting. No action required by the Board.

VIII. NEW BUSINESS

- A. 15 UNION JERSEY NB, LLC, #Z-20011-08,** Amended Site plan and variance application for the construction of a multifamily residential dwelling located at 15 Union Street, Block 54, Lot 40, Zoning District: IN-1.

Applicant's attorney requested that this application be adjourned to the November 28, 2011 Zoning Board meeting. The application required "D" variance approval and the applicant has a right to have a full compliment (seven) of Board members available. There were only six members present. Public notice was given at the meeting and no further notice will be required of the applicant.

- B. JOHN SUDIA, Z-2011-14,** Site plan and variance application for the construction of a multifamily dwelling located at 100 Hamilton Street, Block 47, Lot 23.01, Zoning District: IN-1

The applicant requested that the application be postponed indefinitely due to possible design changes which may require the application to go through at least one additional technical review. The applicant will do both personal and public notice ten (10) days prior to the meeting date they will be appearing before the Board.

IX. ADJOURNMENT