

Planning Board of Adjustment
City of New Brunswick
November 15, 2011

Roll Call:

x	Robert Colonna, Chair
x	Linda Hunter
	David Fitzhenry
x	Suzanne Ludwig
	Maria Torrisi
	Tom Valenti
	Michael Drulis (Class I)
x	Kevin Jones (Class II)
	Betsy Garlatti (Class III)
x	Luis Berrios (Alternate #1)

Open Public Meetings Statement was read

Salute to the Flag

Minutes

Approval of the minutes of the Board's October 11, 2011 meeting

Motion by: Hunter

Second by: Ludwig

Approved unanimously by voice vote

Resolutions of Memorialization:

None

Motion to Approve By:

Second by:

Approve:

Executive Session:

Review of the proposed settlement agreement for the litigation between Joseph Benedict and 90 New Street, LLC.

Bucca – Jos. Benedict objected to the Board's approval of the 90 New LLC project. 90 New prevailed at district court. Benedict appealed. While on appeal a settlement was reached to provide relatively minor changes. The applicant will return to the Board for approval of these changes. Benedict will not object. The Board can approve or deny the proposed to changes,

they are not bound by any provisions of the agreement.

Hunter: can the other objector still object. Bucca – yes.

Bucca recommends approval but it is up to the Board.

Hunter – changes seem minimal. Ludwig agrees.

Approval of the Settlement Agreement

Motion: Hunter

Second: Ludwig

Approved Unanimously

Board returned to public session and explained their actions.

Old Business:

None

New Business:

Chien Shui Chen, PB-2011-05, Site plan and impervious coverage variance application for the construction of a parking lot located at 182 Hamilton Street and 47 High Street, Bl 52, Lots 31 and 35, Zoning District C-1

Wayne Fink, Esq, - 182 Hamilton and 47 High are an L-shaped property. Proposal is to construct a parking lot behind 182 Hamilton with access through 47 High. There will be a cross access easement between the two owners. Both owners are family members. The only variance is for parking space deficiency. 182 Hamilton has 2 floors with 4 residential units over top of two retail and two residential units. 47 High is a two family house. There is currently no off-street parking and the proposal will provide 2 parking spaces for 47 High and 3 spaces for 182 Hamilton.

Nancy Chen – property owner of 47 High. Purchased about 5 years ago. It is a 2-family house. There is parking now in the driveway. 182 Hamilton is owned by her, her father and sister since 2003. It has 2 commercial units and 6 residential units, with no parking. Parking is proposed only for the residential tenants and it will be signed this way.

Bucca – will certain spaces be designated for each property.

Chen – not intending to. But will designate two in the deed for 47 High and six for 182 Hamilton.

Colonna – where do people park for the convenience store

Chen – walking customers.

Andrew Wu, Land Surveyor, Engineer

A-1 Site Plan: 8 parking spaces are provided in the rear of the property. The area will drain to a recharge area. Two light posts are provided and the lights will have glare shields. A solid fence is provided between the adjoining property on Hamilton. Bollards are proposed for

space #8 to protect the building from cars.

A trash storage area is provided. Tenants take trash out to the curb for pick up.

The lot will benefit the neighborhood by providing additional parking and not expanding the existing buildings.

Design waivers are sought for the width of the driveway access, the width of the sidewalk next to 47 High building and curbing along the perimeter of the parking lot.

Public:

None

Bd Discussion:

Hunter – 8 spaces will aid the area.

Motion: Ludwig

Second: Hunter

Affirmative: Hunter, Berrios, Jones, Ludwig, Collona

Opposed: None

Adjournment

Motion Jones

Second Ludwig

Approved