

Meeting was called to order by Mr. James Jr. 6:30 p.m.

Pledge to the flag

Present: Mr. James, Mr. Black, Ms. Helly, Mr. Banko, Mr. O'Connor, Mr. DuPont, Ms. Curran, Ms. Guiliano, Mr. Brown, Richard Schkolnick Esq.

Absent:

Mr. Schkolnick advised that the meeting was duly noticed under the Open Public Meeting Act. Minutes approved from *May 28, 2019*

Memorialized Resolutions:

ZB-19-03 McDonalds Corp

835 Roosevelt Avenue

Block: 2902 Lot: 3

Preliminary & Final Site Plan

Hearing:

ZB-19-05 Butter Construction & Engineering

194 Washington Avenue

Block: 6301 Lot: 10

Preliminary & Final Site Plan

Present: Jim Clarkin, Esq., Attorney; Paul Fletcher, Engineer and Planner

All present to represent board case ZB-19-04 was sworn in and accepted by present board. Mr. Clarkin provided a summary of the application. The property, directly across the street from the Carteret High School, is requesting a use variance. The proposed structure would be a gated complex with ample amount of parking; providing more parking spaces than RSIS requires. The complex would provide two parking spaces under each until as well as more spaces on the property as well as a pool and patio area. A front yard setback variance is requested. As per Mr. Clarkin, the proposed structure would continue with the streetscape and growth of the Washington corridor with the Performing Arts Center and new construction. Mr. Fletcher states the lot is an oversized lot which previously had a two story structure. The lot is just over 1 acre large. Eight units are proposed each with three bedrooms also providing rear facing garages and rear side parking for visitors. The height variance requested is due to the elevation of the units to comply with the flood plan. As per Mr. Fletcher the site triangle for traffic would not be negatively affected by the proposed structure. Mr. James requested Mr. DuPont to verify Mr. Fletcher's comments on the site triangle; Mr. DuPont stated the plans reflected Mr. Fletcher's testimony. If this application was granted it would promote public health and welfare as well as it continue to provide light, air and open space. Mr. Fletcher said the height of the proposed structure would not negatively affect the surrounding residential homes. It was stated that the High School is a higher structure than the proposed units. Mr. DuPont stated the drainage and connection of the sewer needed to be addressed and discussed if the application is approved. Hours of use was agreed upon for the inground pool. The units will be for-sale townhouses as per Mr. Clarkin. Mr. James requested to reduce the amount of units to increase the square footage of each unit, the applicant agreed.

Mr. James opened up to the public to ask Mr. Fletcher, resident from 14 Matthew Avenue was sworn in, voiced concerns regarding the issue with traffic. Resident from 186 A Washington Avenue questioned if the proposed structure was "out of character" in relation to architecture for the surrounding area. Resident from 180 Washington voiced concerns regarding the pool included in the plans and testimony. Resident from 11 Matthew made comments opposed to the three story structure as well as parking. Mr. James reiterated from testimony that the application of the units would provide two parking spaces per unit and additional parking in the rear of the property, not affecting the parking in the area. Resident from 182 Washington Avenue objected to the three story structure and questioned if the building would cause additional flooding to the area. Resident from 14 Matthew Avenue asked the board members if they would like to have this structure next to their homes; Mr. James addressed the resident stating that the applicant is familiar with the borough and the structure will tie in with the opposite side of the Washington Avenue street scape where the future CPAC is being constructed. Resident from 186 A

Washington Avenue asked for clarification if the units would include basements, it was confirmed that no basements were included. Resident from 25 Hermann Avenue voiced concerns about the lighting of the property, Mr. DuPont reassured that the lighting won't spill over to the adjacent resident's properties. Resident from 184 Washington Avenue opposed the structure. The retaining wall was questioned, it was determined the highest point will be just under four feet. The length and depth of the property was questioned, Mr. Fletcher provided the information. Mr. James motioned to close to the public.

Mr. Black questioned Mr. Fletcher if he believed this board case would be a detriment to the public, Mr. Fletcher stated he did not believe it was a detriment. Mr. Clarkin addressed the board regarding some concerns mentioned from the residents. He stated that the congestion concerns are not a substantial detriment due to the applicant providing more parking than required. The housing stock would be improved with the proposed structure providing new and updated housing. Finalized summary from Clarkin included the changes made during the hearing. The project would eliminate one unit, relocation of pool from rear and side lines, rearrange parking spaces for an additional two spots and purchase for-sale-only units.

Motion was made by Mr. Black to approve and seconded by Mr. O'Connor and carried with a voice vote of seven. No one opposed.

Motion to adjourn by Mr. Black and seconded by Mr. James meeting adjourned at 8 p.m.

Next Regular Meeting Tuesday July 16, 2019

Respectfully submitted
Lauren S. Curran, Zoning Board of Adjustment