



City of New Brunswick

Minor Site Plan Approval

CONSTRUCTION MANAGEMENT ASSOCIATES, INC
250 EASTON AVENUE, SUITE 1
NEW BRUNSWICK, NEW JERSEY 08901
Minor Site Plan Application

191 Hamilton Street
Lot(s) 54, 55, 56 and 58 in Block(s) 57
PB-2019-06

WHEREAS: Construction Management Associates, Inc., 250 Easton Avenue, Suite 1, New Brunswick, New Jersey 08901, ("Applicant") seeks approval of its Minor Site Plan Application for a proposed increase in the parking of a multi-family residential structure;

WHEREAS: The Applicant previously obtained Preliminary and Final Site Plan and use variance application with bulk variances to construct a multi-story, multi-family residential structure at 191 Hamilton Street from the Zoning Board of Adjustment on April 18, 2016, memorialized by Resolution dated May 23, 2016;

WHEREAS: The applicant received approval from the Zoning Board of Adjustment under that application, to construct the multi-family residential structure with off-street parking spaces;

WHEREAS: The Applicant now seeks minor site plan approval to modify the approvals by increasing the number of off-street parking spaces by four (4) spaces;

WHEREAS: on July 17, 2019, the applicant presented minor site plan drawings to the Technical Advisory Committee, acting as the Minor Site Plan committee of the City of New Brunswick's Planning Board. The applicant sought approval for a modification of the parking field to create four (4) additional off-street parking spaces, as shown on the aforementioned plans at the property located at 191 Hamilton Street, Block 57, Lots 54, 55, 56 and 58, in the R-5A Zoning District.

WHEREAS: The Technical Advisory Committee found the above cited plans to be in conformance with the Zoning Ordinance of the City of New Brunswick.

Be It Therefore Resolved by the Minor Site Plan Committee at its meeting July 17, 2019 that the minor site plan application submitted by the applicant, Construction Management Associates, Inc., for the various site modifications as described on the plans cited above is hereby approved subject to the following conditions:

Required for this Application	Complied	Condition
X		Planning Review Escrow and Other Fees: Payment of any other fees due to the City of New Brunswick, if applicable (BP)
X		Middlesex County Planning Board approval or waiver of same (BP)
X		Compliance with the terms of the Bignell Planning Consultants review dated 7.16.19 and comments offered at the TAC Hearing
X		Approval from any outside agency with jurisdiction
X		Compliance with UCC Code Official Comments (BP)
X		Storage trailers to be removed from the property as identified on the approved site plan (BP)
X		Compliance with the terms of the D and R Engineering report dated 7.17.19 and comments offered at the TAC Hearing

****NOTE****

The conditions denoted "(BP)" must be satisfied before the applicant can obtain building permits. The applicant shall furnish (5) sets of revised plans and revised materials if any plan revisions are requested in the professional reports. The applicant shall also furnish one digital copy of all materials submitted either via email or via a DVD/CD

Motion to Approve: CARLEY
Second: BIGNELL

Roll Call:

	Yes	No
Charles Carley	X	
Henry Bignell	X	
Cathleen Marcelli	X	
Ed Grobelny	X	
Chris Stellatella	x	
Todd Bletcher	X	


Dan Dominguez,

Interim Planning Board Secretary

Date:

8/20/2019



City of New Brunswick

Minor Site Plan Approval

Bayard Group, LLC
100 Woodbridge Center Drive, Suite 301
Woodbridge, NJ 07095
Minor Site Plan Application

90 Bayard Street
Block 20. Lots 12, 13, 14.01, 16-19 and 20.01
ZB-2018-20 (Originally ZB-2017-13)

WHEREAS: Bayard Group, LLC, 100 Woodbridge Center Drive, Suite 301, Woodbridge, NJ 07095, ("Applicant") seeks approval of its Minor Site Plan Application for a mixed-use structure;

WHEREAS: The Applicant previously obtained Preliminary and Final Site Plan and subdivision application with variances to construct a multi-story, mixed-use structure at 90 Bayard Street from the Zoning Board of Adjustment on August 28, 2017, memorialized by Resolution dated December 18, 2017;

WHEREAS: The applicant received approval from the Zoning Board of Adjustment under that application, to construct a twenty (20) story structure with retail, office and residential uses resulting in a request for approval of certain variances, to wit, maximum permitted height, sky-plane setback, minimum lot width and minimum off-street parking spaces;

WHEREAS: The Applicant now seeks minor site plan approval to modify the approvals by reducing the number of floors and other modifications;

WHEREAS: On May 15, 2019, the applicant presented minor site plan drawings consisting of a site plan, revised through: March 25, 2019, architectural plans, (A1- through A-15) revised through: March 6, 2019, a topographic survey, dated: April 30, 2017, an architectural plan (8 sheets: SK1.1 through SK1.8), a bound set of color images and plan details (37 sheets), a letter from the applicant's architect, dated: April 1, 2019, a letter of principal points (undated), and a letter of "Proposed Changes and Improvements for Amended Minor Site Plan" to the Technical Advisory Committee, acting as the Minor Site Plan committee of the City of New Brunswick's Planning Board. The applicant sought approval for a variety of site modifications as shown on the aforementioned plans at the property located at 90 Bayard Street, Block 20, Lots 12, 13, 14.01, 16-19 and 20.01, in Zoning District, C-4

WHEREAS: The Technical Advisory Committee found the above cited plans to be in conformance with the Zoning Ordinance of the City of New Brunswick.

BE IT THEREFORE RESOLVED BY THE MINOR SITE PLAN COMMITTEE: At its meeting of June 19, 2019, the Minor Site Plan application submitted by the applicant, Bayard Group, LLC, for the various site modifications as described on the plans cited above is hereby approved subject to the following conditions:

Required for this Application	Complied	Condition
X		Planning Review Escrow and Other Fees: Payment of any other fees due to the City of New Brunswick, if applicable (BP)
X		Middlesex County Planning Board approval or waiver of same (BP)
X		Compliance with the terms of the Bignell Planning Consultants review dated May 13, 2019 and comments offered at the TAC Hearing
X		Approval from any outside agency with jurisdiction
X		Compliance with UCC Code Official Comments (BP)
X		Storage trailers to be removed from the property as identified on the approved site plan (BP)
X		Compliance with the terms of the D&R Engineering report dated May 14, 2019 and comments offered at the TAC Hearing

****NOTE**** The conditions denoted “(BP)” **must** be satisfied before the applicant can obtain building permits. The applicant shall furnish (5) sets of revised plans and revised materials **if any** plan revisions are requested in the professional reports. The applicant shall also furnish one digital copy of all materials submitted either via email or via a DVD/CD

Motion to Approve: Bignell

Second: Stellatella

Roll Call:

		Yes	No
X	Hank Bignell	X	
X	Chris Stellatella	X	
X	Charlie Carley	X	
X			

Adopted: June 19, 2019



Dan Dominguez, AICP, PP, Planning Board Secretary