

RESOLUTION

NEW BRUNSWICK PLANNING BOARD

WHEREAS, 258 Easton Avenue, LLC has made application to the New Brunswick Planning Board, File No. PB 2008-25 for preliminary and final site plan approval so as to demolish existing buildings and construct an age-restricted residential building on property in the R-4 zone located at 258 Easton Avenue and designated on the Tax Map of the City of New Brunswick as Block 448, Lots 1, 2, 3, 25 & 26; and

WHEREAS, the proposed use is a permitted use in the zone. The applicant requests the following bulk variances:

- 1) The proposed parking lot is greater than forty (40%) percent of the front yard width.
- 2) Parking is proposed with two (2) frontages and parking is only permitted with one (1) frontage.
- 3) More than four (4) off-street parking spaces are located in the front yard; and

WHEREAS, the applicant submitted the following documents in support of the application:

- 1) Preliminary and Final Site Plan prepared by Meridian Engineering Group dated December 12, 2008 revised through February 13, 2009; and
- 2) Architectural Plans prepared by Shore Point Architecture, PA dated February 17, 2009; and

WHEREAS, this matter was the subject of a public hearing which occurred on March 10, 2009; and

WHEREAS, the following witnesses testified in support of the application:

- 1) Les Walker Professional Engineer; and
- 2) Steven Carlidge Architect; and
- 3) Robert Paulus Applicant Representative; and

WHEREAS, after considering the evidence presented in support of the application, and after considering public comment, and after considering the reports and comments from the Board's professionals, the New Brunswick Planning Board made the following findings of fact:

- 1) The site contains the former Middlesex County Vocational and Technical School. The property is located at the corner of Easton Avenue, Park Boulevard and New York Boulevard. The site fronts on all three (3) streets.
- 2) Lot 25, which is adjacent to the Middlesex County Vocational and Technical School, contains an existing single-family dwelling. All lots are contained within the Easton/Park Redevelopment Area.
- 3) The applicant proposes to demolish the school building and the single-family dwelling. The applicant then proposes to construct a four (4) story building, which will contain thirty-nine (39) luxury age-restricted dwelling units.
- 4) The residential building will consist of thirty-one (31) two (2) bedroom units, four (4) one (1) bedroom units and four (1) one bedroom units with a study area.
- 5) The applicant proposes constructing seventy-eight (78) parking spaces surrounding the building. Access to the site is proposed from Easton Avenue and Park Boulevard. There is no access to the site along New York Avenue.

- 6) The applicant proposes constructing a private courtyard in the front of the building facing Easton Avenue in a park like setting and landscaping.
- 7) At least one (1) resident for each unit must be fifty-five (55) years or older.
- 8) In order to maximize on-site parking, the applicant proposes parking along the property that fronts on Easton Avenue and Park Boulevard. This allows the parking to be located near Easton Avenue and St. Peter's Hospital. As a result of the parking design, the residential structure is closer to the residences located along New York Avenue.
- 9) The applicant's representative stated that all the lots will be consolidated into a single lot by way of Lot Consolidation Deed.
- 10) The applicant's representative testified that the project will be owned and managed by the applicant.

WHEREAS, after making the above findings of facts, the New Brunswick Planning Board makes the following conclusions:

- 1) The requested relief for the parking is appropriate. In order to maximize on-site parking, the parking needs to be located along the frontage of Easton Avenue and Park Boulevard. These areas are furthest away from the adjoining single family neighborhood. The variances are also necessary due to the unique shape and location of the property, which has frontages along three (3) streets. The proposed parking plan is sensitive to minimizing the impact that the multi-residential structure will have upon the adjacent area, by locating the parking furthest away from the residences and having the residential structure closest to the residences. There are significant zoning benefits to this project in that one

project provides for age-restricted housing, which is in demand in the City of New Brunswick. There is little or no negative effect upon the adjacent properties if the variance relief is requested. The benefits substantially outweigh the detriments and as a result, the relief requested should be granted.

- 2) The rest of the preliminary and final site plan conforms to City Ordinance and as a result, the application should be granted.

NOW, THEREFORE, be it resolved by the New Brunswick Planning Board that the application by 258 Easton Avenue, LLC for construction of a thirty-nine (39) unit aged-restricted residential structure on property located within the Easton/Park Redevelopment Area located at 258 Easton Avenue and designated on the Tax Map of the City of New Brunswick as Block 48, Lots 1, 2, 3, 25 & 26 is hereby granted subject to the following conditions:

- 1) Compliance with the terms of the Hatch Mott McDonald Engineering Report dated March 9, 2009 for the above project.
- 2) Compliance with the terms of the Bignell Consulting Group Report dated March 9, 2009 for the above project.
- 3) Submission of all necessary easements and/or cross access agreements for review by the Board Counsel prior to filing of same.
- 4) Payment of a site performance bond to the New Brunswick Department of Engineering.
- 5) Submission of a site inspection escrow deposit for engineering inspection fees in an amount to be determined by the City Engineer.
- 6) Payment of all water connection fees to the New Brunswick Water Utility.

- 7) Payment of all sewer connection fees to the City of New Brunswick.
- 8) Issuance of a road-opening permit from the City Engineer, if required.
- 9) Payment of a redeveloper fee, if applicable, to the City of New Brunswick.
- 10) Voluntary monetary contribution to the City's Tree Preservation Trust fund in an amount to be determined by the T.A.C.
- 11) Planning review escrow funded for all anticipated post-approval reviews.
- 12) Payment of any other fees due to the City of New Brunswick, if applicable.
- 13) Middlesex County Planning Board approval or waiver of same.
- 14) File lot consolidation deed.
- 15) Final site plan to be subject to T.A.C. review and approval.
- 16) All utilities and other site improvements to be maintained by the applicant at their sole expense.
- 17) All utilities to be constructed underground.
- 18) All temporary encroachments into the public right-of-way shall require City Council approval.
- 19) All construction staging shall be done on-site unless an encroachment for same into the public right-of-way shall be approved by City Council.
- 20) Tracking pads shall be installed at all construction exits and all street cleaning shall be performed as per the directive of the Director of Public Works.
- 21) Replacement of damaged streets, curbs and sidewalks as per the direction of the City Engineer.
- 22) No residential permit parking permits to be issued to residents of this property.
- 23) Age-restriction deed to be filed with County Clerk's Office.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION PASSED BY THE PLANNING BOARD FOR THE CITY OF NEW BRUNSWICK AT A MEETING HELD ON THE 14th DAY OF April, 2009.



NAME	YES	NO	ABSTAIN	ABSENT
Drulis				X
Fitzhenry	X			
Gariatti	X			
Harding	X			
Hunter	X			
Jones				X
Ludeke				X
Ludwig	X			
Torrise	X			
Colonna (1A)	X			