

Meeting was called to order at 6:30 p.m. by Mrs. Weissman  
Pledge to the flag

**Roll Call:**

Present: Mrs. Weissman, Mr. Brown, Mr. VanWoeart, Councilman Diaz, Pastor Torres, Mrs. Bialowarczuk, Ms. Guiliano, Ms. Walker- Skinner, Mr. Janjua Mr. Dupont, Mr. Jardim, Esq., Ms. Curran

Absent: Mr. Agliata

Mr. Jardim advised that the meeting was duly noticed under the Open Public Meeting Act.  
Minutes approved from May 15, 2018.

**Memorialized Resolution:**

PB-94-008 J.L.J Associates

801 Roosevelt Avenue

Block: 2903 Lot: 1

PB-18-006 Butter Construction and Engineering

64 Edgar Street

Block 6204 Lots: 13

Subdivision

**Hearing:**

PB-16-008 RIA Hospitality

Roosevelt Avenue

Block: 2701 Lots: 11, 12, & 14.01

Amendment

Present: Patrick Diegnan, Esq.; Nehal Jhaveri, Architect; Wayne Obara; Engineer; Angelo Valetutto, Planner.

Mr. Diegnan, attorney, explained this board case was presented April 2016 for the identical proposal with smaller parcel of land and taller building, approving an eight story structure. This board case is a larger parcel of land and a four story structure.

Mr. Jhaveri, Architect, stated he appeared before the board in 2016 for the same property. Mr. Jhaveri presented image marked as A1 as the front façade of 125 rooms of the proposed structure. The structure's façade would be comprised of efface, stucco, which is typical to the Marriott standard. The interior of the building would include a coffee bar, lounge for breakfast, fitness room and library in addition to than the 125 rooms. The property will have elevator access to all four floors. Throughout the front façade about five portions of deviations of materials and colors provide a break in the large surface.

Mr. Obara, Engineer, stated he appeared before the board in 2016 for the same property. Presented a colorized rendering marked at A2. Street trees, foliage throughout the parking lot area are included in the landscaping of the property. Building and pole mounted lighting included within respect to Borough ordinance of light levels. Access to hotel will be moved from Roosevelt Ave and Pellet Place; access will be directly opposite of Clause Street and Pellet Place will be a secondary access. Parking includes 65 onsite parking with 46 on Germak Drive totaling 111 parking spaces. The Hotel will not include a banquet facility or restaurant. Mr. DuPont states for applicant to review the drainage point of the property.

Mr. Valetutto, Planner, explained in depth the lot size, depth, and other differences of the previous 2016 board case to present. The permitted use within Borough regulation allows for ten story high structures, the presented four stories aesthetically benefits the area of Roosevelt Avenue, as per Mr. Valetutto. The deviation for the front yard setback is considered a hardship variance due to the location. The parking includes onsite and offsite and only three spaces less than the board case approved in 2016. The new entrance and exit of the hotel, as per Mr. Valetutto, provide a safe flow of traffic. Currently proposed impervious coverage is 81.85% which is excess of the 50% but less than lawfully the existing coverage, although this does include additional landscaping from 4% in 2016 to 18.5% with the required minimum of 15%. The proposed sign of the hotel would include a monument

sign with no open area on the bottom portion but would include planting of low shrubs to improve the visual aesthetic. Motion to the public was made by Pastor Torres, no public testimony.

Ms. Guiliano voiced concern of the amount of employees and their vehicles. The hotel will employ 12 employees during the day and 3 at night. Mr. Valetutto stated that the hotel will include shuttle service for occupants to transport to airports and possibly other areas.

Ms. Bialowarczuk stated that the present property is not maintained and needs to be cleaned up. Mr. Diegnan stated that the applicant will immediately tidy the site.

Motion was made by Pastor Torres and seconded by Ms. Weissman and carried with a voice vote of ten. No one opposed. Resolution memorialized.

PB-18-007 Borough of Carteret

217-223 & 237 Roosevelt Avenue

Block: 301 Lots: 3,4,5 & Block:402 Lots:24,25

Redevelopment Area Assessment

Present: Barbara Ehlen, AICP, PP- Beacon Planning

Ms. Ehlen, representing PB-18-007, was accepted by the present board and sworn in by Mr. Jardim. Ms. Ehlen provided an overview of the board case stating Block: 301 Lots: 3,4,5 and Block:402 Lots: 24,25 should be considered by Borough Council as potential areas in need of redevelopment. Study was undertaken under the non-condemnation redevelopment assessment. The properties are located in the smart growth and UEZ areas. The board, having reviewed the provided assessment from submitted by Beacon Planning, agreed the five lots in the study area met the criteria of redevelopment and made motion for Council consideration.

Motion was made by Pastor Torres and seconded by Mr. Brown and carried with a voice vote of ten. No one opposed. Resolution memorialized.

PB-18-008 Borough of Carteret

178-182 Pershing Avenue, 5-9 Cooke Avenue

Block: 6501 Lots: 6,7,8,16,17

Cooke Avenue Mixed Use Redevelopment Assessment Addendum

Present: Barbara Ehlen, AICP, PP- Beacon Planning

Ms. Ehlen, representing PB-18-008, stated the subject block and lots to be considered for assessment to the Cooke Avenue Mixed Use Redevelopment Area. Study was undertaken under the non-condemnation redevelopment assessment. The properties are located in the smart growth and UEZ areas. The board, having reviewed the provided assessment from submitted by Beacon Planning, agreed the lots met the criteria of redevelopment and made motion for Council consideration.

Motion to the public was made by Pastor Torres; Peter Roganski of 180 Roosevelt Avenue questioned the plan of lots 6 and 7. Ms. Ehlen did explain that no plan is in place for the properties, this hearing is meant to amend the Cooke Avenue Redevelopment Area to include Block: 6501 Lots: 6,7,8,16,17. Victor Roganski, owner of 180 Roosevelt Avenue, questioned the condemnation of the back part of his property and was instructed to attend next scheduled council meeting as this board does not have the ability to address his concern.

Motion was made by Pastor Torres and seconded by Mr. Brown and carried with a voice vote of ten. No one opposed. Resolution memorialized.

PB-17-003 Dr. Behman

4 Whitman Street

Block: 2505 Lots: 4

Site Plan Discussion

Present: John P. DuPont

Mr. DuPont presented new site plan similar to the previously approved plans. Through multiple revisions he expressed the proposed structure is buildable. Through the previous board hearing the applicant agreed to provide eleven parking spots. Presently, the new plans provide nine which meets parking requirements.

Motion made to the public with no public. Motion was made by Pastor Torres and seconded by Mr. Brown and carried with a voice vote of ten. No one opposed

Motion to adjourn by Pastor Torres and seconded by Councilman Diaz, meeting adjourned at 8 p.m.

**Next Regular Meeting Wednesday, July 25 2018**

Respectfully Submitted  
Lauren S. Curran  
Clerk, Planning Board