

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

Pledge to the flag

Present: Mr. James, Mr. Banko, Mr. Chen, Mr. Del Priore, Mr. O'Connor, Mr. DuPont, Ms. Curran, Thomas Jardim, Esq.

Absent: Mr. Black, Ms. Helly, Ms. Peticca

Mr. Jardim advised that the meeting was duly noticed under the Open Public Meeting Act.

Some members of the public expressed personal hearing issues, Chairman James and Jardim accommodated those concerns by moving the members of the public closer to the dais during testimony.

**Memorialized Resolution:**

**ZB-19-07 Apsara Networks**

1400 Federal Blvd

Block: 2801 Lot: 18

Interpretation

**ZB-19-08 Platinum General Realty Holdings**

195 Pershing Avenue

Block: 6406 Lot: 5.02

Bulk Variance

**Hearing:**

**ZB-19-09 HWSA LLC**

100 Jackson Avenue

Block: 2601 Lot: 1&2

Variance Plan

Present: James Clarkin, Attorney; Paul Fletcher, Engineer

All present to represent board case ZB-19-09 was sworn in and accepted by board. Mr. Clarkin stated the case would consist of demolishing the existing structures and construct 35 residential units for senior and veteran housing. The property is located in the R-50 zone. Mr. Clarkin stated senior housing is inherently beneficial to any community, sustained and viewed by the courts of New Jersey as well as the NJ MLUL. Senior housing presumptively proves positive criteria due. Mr. Clarkin stated that Carteret has minimal senior and veteran units existing, specifically sixteen senior housing units and two veteran housing units. Mr. Clarkin stated that the Borough is underserved for senior and veteran units in relation to the estimated 24,000 residents. Mr. Clarkin acknowledged the Beacon Planning report, submitted to the applicant and board members, which stated that Carteret does have an underserved market for seniors and veterans.

Mr. Fletcher addressed the board regarding the two lots for the proposed project. The lot is irregularly shaped with an area of 23,000 sq. /ft. The neighborhood is primarily single family homes with 47 existing head-on spaces of parking on Carteret Avenue, 26 head-on spaces in front of the property and 21 directly across the street. Mr. Fletcher addressed the height of homes on East Elm which to his approximation are in excess of 30 ft. the applicant proposes to demolish all existing structures on the lots to construct 32 one bedroom units and 3 two bedroom units. One bedroom units will be 780 sq. /ft. and the two bedroom units will be 1,000 sq. /ft. A lounge, elevator, and a mailroom included in the structure. A six foot solid vinyl fence will be located in the rear of the property and a three foot picket fence in the front. Outdoor amenities proposed are a gazebo, fountain, bocce ball court, fire pit, and bbq area.

Mr. DuPont's engineer report was addressed, articles 1-5 & 7-13 were agreed upon if the case was approved by the board. Article 6 was discussed in relation to disabled parking spots, two were proposed and after discussion the applicant will provide four.

Mr. Fletcher stated that the proposed senior and veteran housing will be a benefit to the housing stock in the Borough. Detriments do not rise to the level of being substantial, minimally impacting light, air and space. Detriments are nominal but not substantial, stated by Fletcher. The height variance is five feet over what the ordinance allows. The proposed height variance is one the area can handle, in Fletcher's opinion. In Fletcher's experience that the positives substantially outweigh the detriments with this board case. A variance of the square footage of the units is being requested, Mr. Fletcher stated that typically seniors prefer to downsize their life, smaller rental units are easier to maintain; the incorporation of the outside area is a positive addition. The R-50 zone includes more than just single family housing, the zone can accept schools among other things.

The board members addressed Mr. Clarkin and Mr. Fletcher. Mr. Del Priore asked how many of the units, if any, would be for veterans. Mr. Clarkin said that there were no set number to be reserved for veterans but there will be a preference in the application process. Mr. Banko addressed the concern of noise, traffic and amount of units proposed. Mr. Banko asked if this would be a residential unit with occupants of welfare and section 8. Mr. Clarkin stated the apartments will be fair market rate not affordable housing.

Motion was made to the public. Dolores Base from 265 Elm Street voiced concerns regarding parking and opposed to the height of the proposed building. Tom Wyskowski from 261 Elm Street discussed his concern about traffic with the proposed units. Matt Werthwein from 267 East Elm Street asked who owned the building, it was disclosed that the applicant owns the property. Robert Sulo 264 East Elm Street voiced concern of the proximity of the proposed building to his property as well as asked how many windows will be in the back of the property. Mr. Clarkin stated 42 windows will be back-facing. Mr. Sulo stated concern of privacy and noise. It was explained to Mr. Sulo that the property was surveyed and the fence proposed will not encroach on his property. Annemarie Sulo from 264 East Elm Street voiced concern of the privacy concern.

Mr. Clarkin requested to carry the application to the January meeting without notice. The chairman and Mr. Jardim agreed.

Motion to close the meeting was motion and seconded. Meeting adjourned at 8:30 p.m.

**Next Regular Meeting Tuesday January 21, 2020**

Respectfully submitted  
Lauren S. Curran, Zoning Board of Adjustment