

**TOWNSHIP OF FRANKLIN  
ZONING BOARD OF ADJUSTMENT  
COUNTY OF SOMERSET, NEW JERSEY**

**SPECIAL MEETING  
November 12, 2015**

This special meeting of the Township of Franklin Zoning Board of Adjustment was held at 475 DeMott Lane, Somerset, New Jersey and was called to order by Chairman Thomas, at 7:30 p.m. The Sunshine Law was read and the roll was called as follows:

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**PRESENT:** Raymond Betterbid, Laura Graumann, Bruce McCracken, Alan Rich, Anthony Caldwell, Gary Rosenthal, Joel Reiss, Cheryl Bergailo and Chairman Thomas

**ABSENT:** Donald Johnson and Robert Shepherd

**ALSO PRESENT:** Patrick Bradshaw, Board Attorney, Mark Healey, Planning Director and Vincent Dominach, Senior Zoning Officer

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**MINUTES:**

- **Regular Meeting – October 15, 2015**

Vice Chair Graumann made a motion to approve the Minutes as submitted. Mr. McCracken seconded the motion and the roll was called as follows:

**FOR:** Mr. Betterbid, Vice Chair Graumann, Mr. McCracken, Mr. Rich, Mr. Reiss, Ms. Bergailo and Chairman Thomas

**AGAINST:** None

**RESOLUTIONS:**

- **Matson / ZBA-15-00014**

Vice Chair Graumann made a motion to approve the Resolution as submitted. Mr. McCracken seconded the motion and the roll was called as follows:

**FOR:** Vice Chair Graumann, Mr. McCracken, Mr. Rich, Mr. Caldwell, Mr. Rosenthal and Chairman Thomas

**AGAINST:** None

- **Bailey / ZBA-15-00016**

Vice Chair Graumann made a motion to approve the Resolution as submitted. Mr. McCracken seconded the motion and the roll was called as follows:

FOR: Vice Chair Graumann, Mr. McCracken, Mr. Rich, Mr. Caldwell, Mr. Rosenthal, Mr. Reiss and Chairman Thomas

AGAINST: None

**DISCUSSION:**

- **Patrick Bradshaw – November Retainer - \$865.00**
  - **Dunbar Homes vs. ZBA of Franklin (Jan. 15 – Aug. 15) – \$7,150.31**
  - **Dunbar Homes vs. ZBA of Franklin (May 14 –Dec. 14) – \$8,152.08**
  - **Luck Resolution - \$105.00**
  - **Rishay Group Resolution - \$120.00**

Vice Chair Graumann made a motion to approve the Vouchers as submitted. Mr. McCracken seconded the motion and all were in favor.

**HEARINGS:**

- **ANTHONY LAJEWSKI / ZBA-15-00020**

Hardship Variance in which the Applicant was removing an existing porch and rebuilding a porch with a roof at 3 Radio Court, Somerset; Block 259, Lots 5-13, in R-20 Zone.

Mr. Dominach’s Zoning report indicated that the Applicant was proposing to remove an existing porch and erect a new porch with a roof and two variances were required, as follows:

1. Front yard setback: 35 ft. minimum, 13.9 ft. existing, 7 ft. proposed
2. Rear yard setback (shed): 25 ft. minimum, 7.9 ft. existing/proposed

During the hearing, Mr. Dominach stated that since they were replacing an existing porch with a porch that would include a roof; they were technically now not going to meet the setbacks of the zone. He also explained the need for a variance for an existing shed that had been on the property for years. Mr. Dominach also stated that the Applicant went before the Historic Commission, which had no issue with what they were proposing.

Mr. Anthony Lajewski, Applicant, came forward and was sworn in. Mr. Lajewski testified that what Mr. Dominach explained to the Board about his proposal was true.

Chairman Thomas then opened the meeting to the public. Seeing no one coming forward, the Chairman then closed the meeting to the public.

Vice Chair Graumann made a motion to approve the Application, with Variances. Mr. McCracken seconded the motion and the roll was called as follows:

FOR: Mr. Betterbid, Vice Chair Graumann, Mr. McCracken, Mr. Rich, Mr. Caldwell, Mr. Rosenthal and Chairman Thomas

AGAINST: None

**1. 150 PIERCE STREET, LLC / ZBA-15-00011**

Mr. Peter U. Lanfrit, Esq., Attorney, appeared before the Board on behalf of the Applicant, 150 Pierce Street, LLC. Mr. Lanfrit indicated that they were before the Board that evening for a Use Variance w/Site Plan in which the Applicant was proposing to convert a portion of a building into a charter school at 150 Pierce Street, Somerset; Block 468.08, Lot 2.02, in the M-2 Zone - **CARRIED FROM OCTOBER 15, 2015 – with no further notification required.**

Mr. Dominach's Zoning report indicated that the Applicant was proposing to convert a portion of an existing building into a charter school in an M-2 Zone and that the following variances were required:

1. D-1 Variance – a charter school is not permitted in the M-2 Zone.
2. Maximum school signs permitted is one, where two are proposed
3. Maximum total signs allowed is one, where two are proposed
4. Sign area maximum is 25 sq. ft., where 63 sq. ft. was proposed

Mr. Lanfrit stated that the application dealt with the relocation of the Thomas Edison Charter School from its present location to 150 Pierce Street, Somerset, NJ. He noted that the charter school would be a tenant in the building that formerly housed Best Foods and had been vacant for a number of years. Mr. Lanfrit indicated that they would be leasing approximately 60,000 sq. ft. of the building.

Mr. David H. Feldman, Architect and Principal of Feldman Architects, came forward and was sworn in. The Board accepted his qualifications. Mr. Feldman testified that he drew up the interior plans for the renovations necessary to the portion of the building proposed to house the charter school. He noted that the entire building was comprised of approximately 120,000 to 130,000 sq. ft. of office/warehousing space and that the tenant that would occupy the other half of the first floor of the building was a company called Pharmscript, a pharmaceutical distribution site, presently applying for a certificate of occupancy. Mr. Feldman then entered into the record as Exhibit A-1, the drawings that were submitted in conjunction with the application. He described the layout of the proposed charter school as having the majority of the school located on the second floor with a two-story gymnasium on the first floor. He told the Board that the main entrance of the school would be at the southeast corner of the building where there would be a staircase and an elevator to the second floor. Once upstairs, Mr. Feldman indicated that there would be some offices and then a total of 39 classrooms proposed, occupying then entire 2<sup>nd</sup> floor. Currently, he told the Board, the school provided classes for Kindergarten through 7<sup>th</sup> grade, and would be adding an 8<sup>th</sup> grade next year. Additionally, he testified that there would be two classrooms per grade, accounting for 18 classrooms, with the remaining classrooms to be used for specialty classes, such as science

labs, music, arts, language and any overflow that they might need. Mr. Feldman also indicated that the cafeteria and the auditorium were also located on the second floor. He stated that the other tenant would be located on the remainder of the first floor and that the only way the two uses would ever come together would be through an emergency exit, if that was ever needed. Pharmscript's access would be through an entrance on the southwest corner of the building as well as an entrance on the north side of the building. Mr. Feldman then discussed the security measures that were being put in place for Pharmscript with the utilization of a security card system for employees and a secured main entrance and two emergency exits, which would be alarmed.

Mr. Healey inquired as to whether there were any additional code conformances that they would have to adhere to separate the two uses within the building. Mr. Feldman indicated that there was a concrete floor between the two floors and testified that they would meet all the fire code requirements, including a sprinkler system.

Mr. Yildiz, Principal of Thomas Edison Charter School, came forward and was sworn in. He indicated that the charter school was presently located at 92 Cortelyous Lane in Somerset, NJ, and told the Board that the present school year was their third year at that location. He further indicated that before that they were located at 17 Schoolhouse Road for one year. Mr. Yildiz testified that they presently served Kindergarten through 7<sup>th</sup> grade, but have a charter from the State of New Jersey for Kindergarten through 8<sup>th</sup> grade, which they would add next year. He told the Board that their charter only allowed for a total of 396 students – currently at 348 students from Kindergarten through 7<sup>th</sup> grade. He told the Board that they presently have six (6) busses – five (5) from Franklin Township and one (1) from North Brunswick. He testified that approximately 20-30% of the children were brought and picked up from school by parents. Mr. Yildiz indicated that the school hours were from 7:55 a.m. to 2:45 p.m. from Monday through Friday. He added that they also had 15-20 clubs that meet afterschool during the week as well, including robotics, science, band, drama, etc. He noted that approximately 90% leave the school at 2:45 p.m. on the busses, with a small percentage going home with parents and the rest staying for club activities, which end at 4:00 p.m. He testified that parents have to pick up the students from afterschool activities. He also stated that they do not hold interscholastic sporting events at their school and don't envision that happening going forward either. Mr. Yildiz also told the Board that Back To School Nights were typically held with two grades meeting at one time over the course of 3-4 nights at the beginning of the school year. Mr. Yildiz also discussed other night time programs that were typically held at the school, including Winter Concerts. He indicated that those were spread out over two nights and the times could be staggered. He then spoke about the Saturday morning tutoring sessions and clubs that occur at the school (9:00 a.m. to 12:30 p.m.), with approximately 40-50 students participating.

Chairman Thomas noted that there is a soccer field and playground on the plans and wondered if they would agree to a condition that there would not be any interscholastic competitions held there or within the 10,000 sq. ft. gymnasium. The Chairman also asked whether they would agree to a condition not to rent out the gymnasium space. Mr. Yildiz stated that he would agree to both conditions if the Board chose to impose it. The Chairman then asked what percentage of their present students came from Franklin Township and what communities were listed in the school's charter as approved sending districts. Mr. Yildiz stated that 80-85% of the present students came from Franklin Township and that the other approved sending districts on the charter were from North Brunswick and South Brunswick.

A Board member inquired as to how many faculty members were currently at the school, and Mr. Yildiz indicated that there were 44 faculty members presently and expected there to be 50 faculty members next year.

Mr. Healey opened a discussion regarding the extra 21 classrooms that they were planning. Mr. Yildiz stated that they were planning four (4) science labs, three (3) selective languages classrooms, two (2) art classrooms, two (2) music classrooms, one (1) ESL classroom, two (2) special education classrooms, three (3) classrooms making up the auditorium, teachers lounge, eight (8) to ten (10) rooms for the afterschool Robotics Club, two (2) Science Olympiad rooms, rooms for the Creative Writing club, school band, etc.

Chairman Thomas asked whether there was going to be any use of the facility in the summer months. Mr. Yildiz indicated that they might have summer school for one or two weeks in the summer, but would have to go through Somerset County and come back to the Board for approvals if they planned to do so.

Mr. Craig Stires, Engineer and Principal of Stires Associates, came forward and was sworn in. The Board accepted his qualifications. Mr. Stires indicated that his firm prepared the plans on July 10, 2015 and had subsequent meetings with representatives of the school and representatives of the Township. As a result of those meetings, he indicated that there were revisions to the plans, dated September 16, 2015, that were part of the Application submitted to the Township. Additional discussions with Township staff predicated the revision of the plans again, and they were resubmitted on October 31, 2015. Mr. Stires entered into the record as Exhibit A-2, a colorized version of the re-revised plans, dated October 31, 2015. He also noted that there was a meeting that took place earlier that day with the Township Planner, Zoning Officer, Township Engineer, Mr. Lanfrit and himself to review the last set of staff comments in conjunction with the Application. He testified that they could comply or have already complied with all comments generated by the staff reports.

Mr. Stires drew the Board's attention to Exhibit A-2, a colorized rendering of the school portion of the site, to discuss what changes were being made to the site to accommodate for the school. He described a bus drop off area on the northerly side of the entrance roadway, noting that they were going to widen it to just past the front entrance of the school to accommodate a parked bus and two-way traffic in and out of the site. He also indicated that they were going to widen the driveway aisle in the parking area to 26 ft. wide to aid in the circulation of the buses through the parking lot. He also indicated that the present parking area would be widened to accommodate the wider driveway aisle and to allow for the inclusion of handicapped parking spaces for the school in the northeast corner. Additionally, they were planning to add a sidewalk along the side of the school to allow for parent drop off, and the area would be temporarily coned off by the security staff. Mr. Stires indicated that there was an excess of 60 parking spaces, so that the remainder of 40-45 parking spaces would be for the faculty and staff. He then described the small open grassy space they were calling the soccer field for outdoor exercise and noted that they did not have the specifics yet for the planned playground on the site. Mr. Stires indicated that the rest of the plan just shows the striping and signage associated with the school. He then added that the security personnel would be utilized to cone off the looped road to the school to send employees and visitors of the industrial use on the site to the other entrance where they would have their own parking lot.

Since there was going to be a lot of activity along the school's driveway, the Chairman asked whether they had a plan for buffering the residential buildings and single-family homes that were adjacent to their site. Mr. Stires stated that there were no comments made about that, but they could speak to Mr. Healey regarding a possible buffer area. He told the Board that the expansion of the entrance driveway would not disturb the trees that presently buffer the residential townhomes to the south. Mr. Stires testified that he did not anticipate having to change the lighting in the existing parking lot, but the adequacy still had to be confirmed. Mr. Dominach stated that a condition of approval was to look at the lighting and make sure it provided a safe environment with the least amount of impact to the neighboring residential areas. Mr. Stires testified that they would upgrade the lighting, if necessary, as a condition of any approval.

Mr. Stires then entered into the record as Exhibit A-3, a detailed, colorized rendering of the entire site, and drew the Board's attention to the signage and what they were proposing to distinguish the two uses on the site. He stated that they would be utilizing the existing signage at the entrance to the school on Pierce St. and World's Fair Drive and would put one matching sign at the other driveway for Pharmscript that was perpendicular to Pierce Street.

Chairman Thomas posed the question to the Applicant as to whether the accommodations being proposed to accommodate the charter school would severely limit the industrial use of the other portion of the site should Pharmscript move out of the site some day. A discussion ensued among the Board, and it was noted that there was enough space on the site to expand the parking areas in the future if it became necessary to accommodate another user in the future.

Mr. Nicholas Gargas, Security Officer, Thomas Edison Charter School, came forward and was sworn in. Mr. Gargas testified that he has been in his present position for a year and three months and was previously employed with the Irvington Police Dept. for 30 years. He then discussed how many parking spaces were available at the present location and how he managed the flow of buses and cars coming into and out of the site, currently. He noted that they have approximately 60 parking spaces available, but that they were spread out throughout the entire complex. He also added that they have six (6) buses that arrive, along with approximately 30-35 parent drop-offs. He then discussed how the parent and bus drop-off would work at the current site, noting that the parent drop-off area would be coned and signed, and the students would be aided by the security officers and school staff members to get safely into the building. Mr. Gargas stated that they anticipate that there would be seven (7) large busses and one (1) 24-person bus required at the new school with the addition of the 8<sup>th</sup> grade. He then discussed how they arrange for the students to depart the property at the end of the school day, gathering in the gymnasium to line up for the proper bus utilizing either numbers or colors. He added that they accommodate for parent pickups 5-7 minutes prior to the bus pickup to alleviate any traffic at dismissal. Mr. Gargas then discussed the coordination of parking for the evening events, stating that they would have to go to an off-site venue for parking and utilize buses to bring parents in for Back To School Nights and contact the local police department. Then he drew the Board's attention how they plan to prevent the intermingling of traffic between Pharmscript and the charter school. He discussed the utilization of a key card system on the main door, locked emergency doors with alarms, fencing around the outer areas and the use of movable barricades, cones or saw horses to get everyone who accesses the site to separate the two uses.

Vice Chair Graumann inquired as to whether they would have access to utilize Pharmscript's parking area as overflow parking to keep everyone on the site for evening events. Mr. Lanfrit stated that they did not speak to the landlord and was their intention to keep the two uses separate. Mr. Lanfrit noted that there were a number of office buildings in the area and felt that there could be something worked out to utilize their parking lots in the evening for overflow parking.

Mr. Dominach asked that they make it a condition of any approval that the Applicant contact the police department to notify them of the traffic plan for larger events. A discussion ensued among the Board. Mr. Healey suggested a plan to utilize Pharmscript's on-site parking as a better alternative to off-site parking with busing, which could be difficult to communicate to parents and manage. Mr. Lanfrit indicated that they would try for that alternative, but could not promise that since they did not have permission at that moment.

Mr. Dominach asked Mr. Gargas, in his 30 years experience as a police officer, whether the proposed bus/car drop-off and pickup arrangement on the proposed site was a safer alternative than the intermingling of the buses and cars on the present site. Mr. Gargas answered in the affirmative, that the proposed site offered a safer alternative.

Mr. Healey asked how many parking spaces would be coned off at pickup and drop off times and Mr. Gargas stated that 18 parking spaces would be coned off, leaving the handicapped spaces open and enough parking for staff. A discussion ensued regarding visitors parking in the area that needed to be coned off and how the security staff would handle that, and Mr. Gargas testified that their intent was to have signage on the 18 parking spaces restricting the times they would be available for parking.

Mr. Jay Troutman, Traffic Engineer and Principal of the firm of McDonough and Rea Associates, came forward and was sworn in. The Board accepted his qualifications. Mr. Troutman discussed the traffic study he prepared and submitted, dated September 21, 2015. He explained his discussions with representatives of the school as well as the landlord as to how the other half of the building would be used, taking into account the hours of operation of the other building and the shift schedule for Pharmscript. He then gave a general description of the area where the property was located and the roadways affected by the proposed site. Mr. Troutman noted that the signal at the intersection of Pierce St. and World's Fair Drive was a "smart" signal, only changing for side street movements when there were vehicles present. He also noted that the signal was planned for when the proposed site was fully utilized and there was excess capacity of the roadways to accommodate it. He then discussed the "curb face" available to accommodate up to five (5) buses at one time as well as for parent pickup and testified that it was a much better scenario than what currently existed at the school's present location. He added that a benefit of a school using part of the site instead of an industrial use was the off-peak hours in the afternoon. Mr. Troutman then discussed his conversations with the landlord regarding the interrelationship between Pharmscript's hours of usage of the facility in relation to the school's usage, noting that their day shift ends after the majority of students have left the premises. In his opinion, Mr. Troutman testified that there was enough room on the site to accommodate the drop-off and pick-up as well as circulation on-site in a safe manner.

Mr. McCracken inquired as to whether there would be pedestrian traffic in and out of the site. Mr. Lanfrit indicated that the Assistant Township Engineer suggested that they extend the

proposed sidewalk along the building out to Pierce Street, which they have agreed to do so that there was a pedestrian walkway available. Mr. Troutman testified that there were also crosswalks and pedestrian pushbuttons at the traffic signal.

Mr. Healey asked Mr. Troutman what the traffic generation would be if there was a permitted use at the subject site. Mr. Troutman stated that there could be approximately 75 vehicles entering or exiting at any one time with a permitted use at the site as opposed to the 30-35 cars and 5-6 buses the school's use would generate. He also indicated that the traffic from the site could also leave at a typically high peak volume time period with a permitted office use. A discussion ensued regarding the timing of the traffic light and the length of time per light change for traffic movement in or out of the site.

Ms. Ehlen, Planner, employed with Bekin Planning Consulting Services, Colts Neck, NJ, came forward and was sworn in. The Board accepted her qualifications. Ms. Ehlen indicated that she had an opportunity to review the plans and the reports generated for the proposed Application. She offered to the Board the burdens of proof necessary for the Board to grant approval for the use. She also didn't feel that the granting of the variance would prove detrimental to the zone scheme or zone plan of the Township of Franklin.

Chairman Thomas then opened the meeting to the public. Seeing no one coming forward, the Chairman closed the meeting to the public.

Vice Chair Graumann opened a discussion regarding the need for buffering around the playground and soccer field. A discussion ensued among the Board.

Mr. Caldwell opened a discussion regarding a pharmaceutical operation so close to children, i.e., possible contamination or accidents/spills. Mr. Lanfrit indicated that there was no manufacturing of pharmaceuticals on the site as it was just going to be a distribution center that accepted bulk pharmaceuticals that would be broken down into smaller amounts for distribution. Mr. Dominach stated that, when reviewing the plans for Pharmscript, he noted the high security put in place to safeguard the medications while at their facility. A discussion ensued.

Vice Chair Graumann made a motion to approve the Use Variance, subject to the limitation of student body size to 396 as per their charter with the State of New Jersey, that there be no interscholastic games hosted at the site, that there be no rental of any facility on site, that the police department be notified when any traffic control or off-site parking becomes necessary for special events, that all of the professional's recommendations be followed as well as the Applicant's pursuit of the use of the executive parking lot during special events and provide proof of that effort and the offsetting of the timing for the events. Mr. Betterbid seconded the motion and the roll was called as follows:

FOR: Mr. Betterbid, Vice Chair Graumann, Mr. McCracken, Mr. Rich, Mr. Caldwell, Mr. Rosenthal and Chairman Thomas

AGAINST: None



Mr. Lanfrit asked for a 5-minute recess in order to clear the room of public and to have time to set up for the next Application. Chairman Thomas agreed and they recessed the meeting.

## 2. RECON SERVICES, LLC / ZBA-15-00021

Mr. Peter U. Lanfrit, Esq., Attorney, appeared before the Board on behalf of the Applicant, Recon Services, LLC. Mr. Lanfrit stated that they were there that evening to request a Use Variance w/Site Plan in which the Applicant was proposing mixed use of residential and commercial purpose at 508, 512 & 516 Hamilton Street, Somerset; Block 182, Lots 1.01, 3.01, 5-11 & 68-69, in the HBD Zone - **CARRIED TO DECEMBER 17, 2015 – with no further notification required.**

Mr. Dominach's Zoning report indicated that the Applicant was proposing a mixed use development in the HBD and R-7 Zones.

The following variances were required:

1. D-1 Use Variance as the mixed use development is not permitted in the R-7 Zone.
2. Height Variance – the Applicant has indicated that they need a height variance – the Applicant must submit additional information so it can be determined if this is the case and, if so, what the actual height is.
3. Parking: 162 residential spaces required, plus required handicapped spaces for commercial – 118 spaces provided
4. Lot Frontage: 200 ft. minimum, 175 proposed on Home Street
5. Lot Coverage: 50% maximum, 74.5% proposed
6. Parking Space Dimensions: 9 ft width required, 8 ft. proposed for 16 "compact car" spaces
7. Travel Aisle Width: 24 ft. minimum, 22.5 ft. proposed
8. Screening of parking lot adjoining residential zone – there is not a continuous planting screen at least six (6) ft. in height.

Mr. Lanfrit indicated that the Application involved a full block on Hamilton Street and also had frontage on Ambrose Street and Home Street. He indicated that the Applicant had assembled certain parcels of land over the last year and a half in order to come up with the plans for the proposed project. He then explained that normally, the Application would be before the Planning Board other than the fact that there was a small portion of one of the lots fronting on Ambrose Street that was in the R-7 Zone. He added that since that lot wasn't completely in the Hamilton Street Business District, the Application was shifted over to the Zoning Board. Additionally, Mr. Lanfrit stated that 90% of the property was within the Hamilton Street Business District and meets most of the requirements of that zone. Since the Township had recently amended the Master Plan and the Zoning Ordinance to try and encourage further development on Hamilton Street over the past 5-8 years, only a few were approved, but only one had been built. Since that time, they have been allowing for four-story heights and encouraging the construction of studios and 1- and 2-bedroom apartments since it is in such close proximity to Rutgers's University and having public transportation available to them.

Mr. Lanfrit went on to say that they knew that they would be heard at the end of meeting that night and so they were prepared that evening to present the testimony of the architect so that

the Board had an opportunity to review the plans. He stated his hope was that the hearing could be carried to the December meeting and that they would present the remainder of the testimony at that time. He also indicated that the Applicant was there that evening for any questions of the Board members.

Mr. Robert B. Roth, Jr., Architect, came forward and was sworn in. The Board accepted his qualifications. Mr. Roth entered into the record as Exhibits A-1 through A-3, which were the architectural designs of both the exterior and interiors of the proposed building. He then described for the Board the basic design of the building, which was a U-shape. The building consisted of 31 flats (studio apartments), 3 one-bedrooms and 50 two-bedroom apartments. He explained that they have provided for 84 underground parking spaces. He then showed the Board the commercial spaces they created on Hamilton Street (three stores) and an access for the apartments above which would be accessible from both Hamilton Street as well as the rear parking area. He showed the drawings for each level, noting that each level had mechanicals and a laundry area as well as two elevators to access it. He then discussed the elevation difference of eight (8) ft. from the Hamilton Street side of the building to the back of the property. He added that the overall height at the back of the building was proposed at 54 ft., with a height at the front of the building of 46 ft., which was under the zone requirement of 50 ft. maximum and the average of the two height measurements. Mr. Dominach stated that before the next meeting, they were going to get more information to determine whether the Applicant would need a height variance or not.

Mr. Roth then drew the Board's attention to the materials the building would be constructed of, including hardy board, cultured stone as well as asphalt and metal roofing. He showed the rendering and indicated that they would be using the same colors shown of a tan and natural looking stone color palette. Again, he reiterated that all the mechanicals would be inside the building. Mr. Roth then detailed the size of the residential units, noting that the studio apartments were 500 sq. ft., with the one-bedroom apartments at approximately 600 sq. ft. and the two-bedroom apartments at approximately 915 sq. ft. Mr. Roth indicated that the target market for the apartments was for use as student housing.

Vice Chair Graumann asked whether there was any storage set aside for the units and Mr. Roth indicated that the storage for each unit would be inside each unit in the form of closets.

Mr. Healey asked Mr. Roth whether he had spoken to the Applicant inquiring whether he looked into sharing parking between the commercial and residential components. Mr. Roth indicated that it was his understanding that the parking was going to be shared parking. Mr. Healey then opened a discussion regarding the clearance of the building as an automobile would drive to the underground parking. He indicated that it appeared to be only 6 ft. of clearance and Mr. Roth stated that he would look into that before the next hearing. Mr. Healey then brought up the exterior design of the building, noting that the Hamilton Street view was very attractive. However, he noticed that the rear of the building was not as attractive and pointed out the Hamilton Street Business District's design standards require that they show the same care and treatment as the front or sides. Mr. Roth stated that he could dress the rear of the building in the same fashion as the rest of the building. Mr. Healey then asked Mr. Roth to look into how the signage was going to be illuminated and wanted him to know that the design standards allow for more and larger signage than what was depicted on the plans. He also asked Mr. Roth to see if he could have signage wrapped around the building on the side

streets. Mr. Healey then inquired about a secondary access to the first floor apartments and Mr. Roth said there was an emergency access and would make that more clear on the plans.

Seeing no public, the Chairman then deferred to Mr. Lanfrit's request to carry the meeting to the December 17<sup>th</sup> meeting, with no further notification required.

### **WORKSESSION/NEW BUSINESS**

There was no new business

### **MEETING ADJOURNED**

A motion was made to adjourn the meeting at 9:40 p.m. The motion was seconded and all were in favor.

Respectfully submitted,

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Kathleen Murphy, Recording Secretary  
December 10, 2015