

Shopping Center Site

Plans are Rejected

(proposed)
JUL 11 1972

NORTH BRUNSWICK —The Planning Board last night rejected site plans for a small shopping center at Route 130 and Calvert Road, fearing traffic congestion in the area.

In turning down the proposal the board said they might give

approval in the future, however, if the planners take steps to facilitate traffic flow.

The plans—presented by Milton Saltzman of Highland Park—call for a multi-store building and 31 parking spaces on a residentially zoned lot.

Entrance to the shopping area would be off Route 130 only and all exits would be limited to Calvert Road.

The board objected to the traffic pattern, saying the plan prohibited rear delivery by trucks and garbage pick-up.

"Never in recent years have we approved a plan that doesn't allow circular delivery," said board member Gus Kuhlman. He added that limited parking space ruled out the possibility of correcting the one-way traffic pattern.

"We don't want a lot of traffic pulled in and out of here," said Kuhlman. "That's one of the reasons we haven't zoned this area commercially."

The board suggested, however, that by reducing the size of the building and planning for no more than three stores, Saltzman may be able to conform to board policy.

James Gasparian, representing Saltzman, said his client will have to study the economic feasibility of the suggestion before new plans are drawn up.

Gasparian said Saltzman will seek a use variance for the commercial enterprise from the Board of Adjustment on grounds that the site is unsuitable for resident occupation.

According to Gasparian noise and "vibrations" from traffic on Route 130 has made it impossible for Saltzman to keep tenants at his house on the site.

In other action, the board granted approval to plans that will convert a house at the corner of Hermann Road and Maple Avenue into a communications equipment firm building.

The new firm, founded by Edward and Vincent Pochinsky of North Brunswick, will be limited to sales and service operations.

According to the Pochinsky brothers, the exterior of the house will be upgraded, but will retain a residential flavor. Entrance to the building will be from a rear parking area.

At the request of the board, the Pochinsky brothers agreed to demolish a garage on the property. Upon suggesting the demolition, board member William Daley called the building "the leaning garage of Maple Avenue."

Daley said he believed the plans to upgrade the deteriorating building will benefit the entire residential area.

The board also granted tentative approval to "speculative" construction of a commercial building on the Morris Industrial Campus, off of Route 1 south of Adams Lane.

In submitting the plans, Samuel Hamelsky said construction of the 90,000 square foot building will begin prior to the obtaining of a tenant.

"It's difficult to find a tenant with an empty lot," said Hamelsky. "With half of the construction finished, I will be able to tell a tenant he can have possession within three months."

The board said final approval will be reserved until a certificate of occupancy application is filed.