

**CITY OF NEW BRUNSWICK
PLANNING BOARD
JULY 8TH, 2014
MINUTES
7:30 p.m.**

I. ROLL CALL

X	Suzanne Ludwig
X	Linda Hunter
	David Fitzhenry
	Joseph Catanese
	Dayra Azcona
	Carly Neubauer
X	Clary Barber (Class I)
	Kevin Jones (Class II)
	Betsy Garlatti (Class III)
X	Josepha Rojas(Alternate #1)
x	Andy Kaplan (Alternate #2)

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS JUNE 10TH, 2014 MEETING

Motion to Approve made by Linda Hunter

Seconded by Clari Barber

Approved unanimously by voice vote

V. COMMUNICATIONS AND REPORTS

Resolutions of Memorialization

None.

VI. OLD BUSINESS

A. None

VII. NEW BUSINESS

A. NEW BRUNSWICK PROPERTY, LLC, PB-2014-01, Site plan application for the construction of an addition located at 598 Jersey Avenue, Block 598, Lot 11.01, Zoning District: I-2

Louis Marchetta, Esq. – The project is to construct a 4,200 sf addition to the existing building that is used for truck maintenance. The existing building is 13,000 sf. The additional space would handle truck repair and have a wash facility. There are no variances associated with the site plan. The existing variances are not exacerbated.

There was a letter challenging jurisdiction relating to notice.

Mr. Bucca stated that he reviewed the letter and discussed with staff and concluded that proper notice was sent by the applicant.

Mr. Marchetta stated he has represented Board member Josefa Rojas in the past but does not currently represent her. Mr. Bucca said this was not a conflict.

Mr. Marchetta stated his client has owned the property for two years. They have repaired fire damage and lease it to a truck repair business.

Paul Ordymski, CFO of the applicant: The trucking company is owned by a related company to the property owner.

The property was in disrepair when they bought the property. There had been a fire in the maintenance area of the building. They cleaned up the property upon acquiring it. Exhibit A-1 – photo board of site photos.

The additional shop space will allow for more efficient operations and allow for cleaner trucks. The wash facility will use reclaimed water and not put the water into the sewer system. Tire repair will be done in the new area. It will allow them to hire additional employees.

Trucks leave the site around 3:30AM. Some trucks remain on-site for repairs. The trucks come to the site from Rt. 1 via North Brunswick. There is no loading or warehousing at the site so the trucks are empty. There are about 20-25 employees on site. They hope to hire additional employees if they expand. They have contracts to handle waste from the site.

Mike Ford, Engineer and Planner
A-2 – rendered site plan

The entrance off of Jersey Avenue remains unchanged. The addition is to the side of the existing building. Trailer storage will continue at the rear of the property. The applicant will comply with the site improvements identified in the staff reports. There will be 19

parking spaces in the front of the building, including a handicapped space. They will also have designated refuse enclosure area.

The 6 ft. high masonry walls that surround the property have been moved to eliminate any encroachments onto adjoining property. This is shown on A-3 Property Survey.

Landscaping has been added to the front of the building. It will be supplemented by additional plantings to screen the site.

A-4 Circulation Plan: the plan shows that trucks can circulate through the site without conflict and how trailers are stored. Trucks will either pull into the repair bay or wash bay and then go to the storage area. Entrance to the site is controlled by a gate.

A-5 Site lighting plan: TAC requested to provide site lighting around the parking area. Parking area will have two pole mounted lights to provide adequate lighting. Requesting waiver for a .5fc lighting level in the rear of the property as it is used for trailer storage.

The front part of the site will be paved with the rear trailer storage area will remain gravel surface.

No signage is proposed.

There is an underground pipe in the rear of the site. The purpose is to handle an existing stream drainage that crosses the property. The pipe existed prior to the applicant's purchase. NJDEP maps from 1995 appear to show the pipe existed at that time. (A-9 NJDEP Imax 1995-1997 aerial photo).

A-10 Photo of the pipe. The age of the pipe appears to be from prior to 1987, which is when the wetlands law was adopted.

Dan Dunzik, Architect

A-6 Floor Plan

The addition is proposed to allow for truck washing and repair. Three new doors are proposed to the existing building to improve access to the building.

A-7 Building Elevations

The building is a single story. The addition is set back from the front of the building.

A-8 Wash System Details

The system cleans the trucks and the materials removed are removed from the site by a contractor. The water is recycled and reused throughout the day. About 7-10 trucks per day will be washed.

Mr. Bignell asked about the status of 55 gal. drums on the site. The applicant said they had been removed. Will trucks no longer be cleaned outside? The applicant replied that this was correct.

The trailer storage can handle 30 trailers. The applicant voluntarily offered to limit the number of trailers stored on the site to no more than 30.

Mr. Kaplan – have the paving impacts been considered? Yes, there is no change.

Mr. Kaplan – have the site triangles been reviewed. Yes, there are no obstructions.

Mr. Patterson recited conditions suggested to be included in a resolution to approve.

Public: None

**Motion to Approve with recited conditions made by: Clari Barber
Seconded by Andy Kaplan**

	Yes	No	Abstain
Suzanne Ludwig	X		
Linda Hunter	X		
David Fitzhenry			
Joseph Catanese			
Dayra Azcona			
Carly Neubauer			
Clary Barber (Class I)	X		
Kevin Jones (Class II)			
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)	X		
Andy Kaplan (Alternate #2)	x		

B. ROBERT J. LECKY, PB-2014-06, Site plan and variance application for the installation of a ramp in the front yard of the building located at 155 Livingston Avenue, Block 181, Lot 4, Zoning District C-3A

Thomas Abode, Esq. – the application is to construct a handicapped ramp at the property to allow for medical uses. Two variances are created, a front and a side yard setback. Mr. Lecky has owned the building for 30+ years and has had professional offices. The use of a space for medical offices requires a ramp to meet the barrier free code.

Joseph Spataro, Architect/Planner – The ramp needs to be located in the proposed location due to the slope of the property. A ramp to the side and rear would create a pathway in conflict with vehicles in the driveway. The proposed location is safer. Aesthetically it has been designed to blend with the existing porch railing system. The side location allows the ramp to not conflict with the existing landscaping. Further, the ramp would hit the porch at a 45 deg angle rather than 90 deg angle if the ramp complied with the setback standard.

The front yard variance is due to the need to connect it to the existing paved surface for the travel path.

The granting of the variances can be done without damage to the zone plan and the detriments are outweighed by the positives of providing handicapped access to the building.

Mr. Kaplan – how is parking handled? Mr. Abode responded that it is a shared arrangement with the adjoining property.

Mr. Kaplan – how is refuse handled? Mr. Abode said they do not want a refuse enclosure due to the aesthetic detriment and Mr. Lecky is an active owner. There is a designated area for trash and it works well.

Public: None

Mr. Patterson recited conditions suggested to be included in a resolution to approve.

Motion to Approve with recited conditions made by Linda Hunter
 Seconded by Andy Kaplan

	Yes	No	Abstain
Suzanne Ludwig	X		
Linda Hunter	x		
David Fitzhenry			
Joseph Catanese			
DayraAzcona			
Carly Neubauer			
Clary Barber (Class I)	X		
Kevin Jones (Class II)			
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)	X		

Andy Kaplan (Alternate #2)	x		
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Adjournment