

**CITY OF NEW BRUNSWICK
PLANNING BOARD
APRIL 14TH, 2015
MINUTES
7:30 p.m.**

I. ROLL CALL

X	Suzanne Ludwig
	Linda Hunter
	David Fitzhenry
X	Joseph Catanese
x	Jeff Crum
X	Carly Neubauer
X	Clary Barber (Class I)
X	Chris Stellatella (Class II)
X	Betsy Garlatti (Class III)
	Josepha Rojas(Alternate #1)
X	Andy Kaplan (Alternate #2)

Staff Attending:

X	Board Attorney Ben Bucca
X	Board Secretary/Director of Planning Glenn Patterson
X	Principal Planner Mark Siegle
x	Board Planner Henry Bignell
	Board Planner Todd Bletcher
X	Board Engineer Tom Guldin
	Conflict Engineer Chas. Carley

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS MARCH 10TH, 2015 MEETING

Motion to approve the minutes: Catanese

Second: Barber

Approved by unanimous voice vote

V. COMMUNICATIONS AND REPORTS
Resolutions of Memorialization

A. CONSTRUCTION MANAGEMENT ASSOCIATES, PB-2013-25, Site plan and variance application for the construction of a residential building located at 17 Mine Street, Block 71 Lot: 4.01, Zoning District: R-5A and Redevelopment Area 2

Motion to Approve: Neubauer
Second: Ludwig

	YES	NO
Suzanne Ludwig	x	
Linda Hunter		
David Fitzhenry		
Joseph Catanese		
Jeff Crum		
Carly Neubauer	x	
Clary Barber (Class I)		
Chris Stellatella (Class II)		
Betsy Garlatti (Class III)		
Josepha Rojas(Alternate #1)		
Andy Kaplan (Alternate #2)		

VI. OLD BUSINESS
None.

VII. NEW BUSINESS

- A. ROBERT WOOD JOHNSON UNIVERSITY HOSPITAL, PB-2015-01**, Site plan and variance application for the installation of various signage on the property located at 25 French Street, Block 24.01 Lot 1.01, Zoning District: D-HI

Mr. Bucca arrived at the meeting.

Thomas Kelso, Esq. – application is for 8 variances related to signage at RWJUH. They are related to the site plan approved by the Board last year that is now nearing completion.

Christian Roche, Engineer

A-1: Aerial of existing site conditions (pre-construction)

He reviewed the East Tower site. The variances deal with the size of the proposed directional signs and two signs adjacent to the Amtrak rail line that are larger than allowed.

A-2 French St. Elevation:

A RWJ 162sf sign is proposed on French St. This sign complies. An 82 sf RWJ sign will also be on this façade. This sign complies. There will be other directional signage that is larger than permitted.

A-3 East Elevation:

Two identification signs with the RWJ logo that are 500+ sf and 600+ sf are larger than allowed.

The video display sign shown on the elevation is not part of the approval sought from the Planning Board. Approval for this sign will be heard by the Zoning Board as it requires a use variance.

Mr. Roche stated the large signs would primarily be visible from the rail line itself.

A-4 Little Albany St. Elevation:

A RWJ identification sign will be on the façade plus directional signs.

All the directional signs require variances as they are in excess of 2 sf.

Fred Heyer, Planner

6 variances are related to the directional and parking signs. The ordinance says the signs can't be more than 2 sf. This is an inadequate size for a large hospital complex. Larger signs will help people identify the

parking entrances more readily and decrease drivers “wandering” through the area.

The façade with the two large RWJ identification signs is a very large façade with a lot of exposure. The building height is over 100 ft tall. The sign size is appropriate given the size of the building. Also, the large signs are an accessory use to an inherently beneficial use, a hospital. Clearly identifying the hospital at a distance is very important. It also supports the goals in the 2004 master plan urban design guidelines. This building was designed with these signs in mind.

The variances can be supported on a C1 basis because of the shape of the property, which creates a hardship. On a C2 basis the variances can be supported as the public purpose of encouraging the inherently beneficial use and promotes better traffic circulation near the site are met. The variances do not impair the master plan or zone plan.

Public:
None

Mr. Catanese stated it was important to have good signage at the hospital.

Motion to Approve with the conditions cited by Mr. Patterson: Garlatti
Second: Catanese

	YES	NO
Suzanne Ludwig	X	
Linda Hunter		
David Fitzhenry		
Joseph Catanese	X	
Jeff Crum	X	
Carly Neubauer	X	
Clary Barber (Class I)	X	
Chris Stellatella (Class II)	X	
Betsy Garlatti (Class III)	X	
Josepha Rojas(Alternate #1)		
Andy Kaplan (Alternate #2)	X	

VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

NONE

IX. ADJOURNMENT