

**CITY OF NEW BRUNSWICK
PLANNING BOARD
JUNE 9TH, 2015
MINUTES
7:30 p.m.**

I. ROLL CALL

	Suzanne Ludwig
	Andy Kaplan
	David Fitzhenry
X	Salma Chand
	Jeff Crum
X	Carly Neubauer
X	Clary Barber (Class I)
	Chris Stellatella (Class II)
X	Betsy Garlatti (Class III)
X	David Fresse (Alternate #1)
x	Peter Checo (Alternate #2)

Staff Attending:

X	Board Attorney Ben Bucca
X	Board Secretary/Director of Planning Glenn Patterson
X	Principal Planner Mark Siegle
	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 MAY 12th, 2015 MEETING

Motion to approve the minutes: Barber

Second: Fresse

Approved by unanimous voice vote

V. COMMUNICATIONS AND REPORTS
Resolutions of Memorialization

- A. CONSTRUCTION MANAGEMENT ASSOCIATES, INC- PB-2015-03**, Site plan and variance application for the construction of a multi-family residential building located at 17 Mine Street, Block 71 Lot 4.01, Zoning District: R-5A/College Avenue Redevelopment Area 2
 Motion to Approve: Barber
 Second: Fresse

	YES	NO
Suzanne Ludwig		
Andy Kaplan		
David Fitzhenry		
Salma Chand		
Jeff Crum		
Carly Neubauer	X	
Clary Barber (Class I)	X	
Chris Stellatella (Class II)		
Betsy Garlatti (Class III)		
David Fresse (Alternate #1)	x	
Peter Checo (Alternate #2)		

VI. OLD BUSINESS
 None.

VII. NEW BUSINESS

A. NEW BRUNSWICK BOARD OF EDUCATION, S31-2015-01, Section 31 Master Plan Consistency review for the plans to renovate the existing school building for the use as an elementary school located at 165 Somerset Street in Block 51 Lot 2.01 Zoning District: R-5A

George Hendricks, Esq. – The Board of Ed purchased the St. Peter's School several years ago and has previously obtained Section 31 approval to use the building as administrative offices. However, enrollment growth has forced the board to change plans to use the buildings as schools. It will be known as the Lincoln School Annex.

Greg Stopa, Architect

A-1 Site plan

The site is 1.67 acres with two existing former school buildings on the site. The intention is to use the buildings as public school buildings for grades 1-5. The exterior will stay nearly the same as it does today. There will be 40 parking spaces on-site along with a play area.

There is limited bussing to the school, with parent drop off in the interior of the site, not on the street. The classroom buildings will be renovated. There are 34 classrooms and 3 special education classrooms. There are also cafeteria, gym, administrative offices, etc.

The Somerset Street driveway will be closed and the depressed curb replaced. There will be two elevator towers added to the rear to provide access. Both buildings will be fully sprinklered. The capacity is 794 students.

The only buses will be the smaller special ed buses. Drop off will be from Division to Hardenbergh Sts.

Ms. Chand asked about emergency vehicle access. Mr. Stopa stated the site would be accessible to these vehicles, that there are three street frontages and there is an FDC on Hardenbergh.

Richard Kaplan, Superintendent stated the majority of the school population for the school comes from south of Easton Ave. This school is better located to serve this population. The existing Lincoln School will remain in operation for kindergarten. The Board offices will remain on Baldwin Street. The Lincoln Annex is needed to accommodate the growth in student enrollment the district has seen recently and anticipates in the future.

Mr. Siegle discussed how the master plan discussed recommended moving Lincoln school and reusing the St. Peter's school site.

Motion to find the application is consistent with the master plan:
 Barber
 Second: Fresse

	YES	NO
Suzanne Ludwig		
Andy Kaplan		
David Fitzhenry		
Salma Chand	X	
Jeff Crum		
Carly Neubauer	X	
Clary Barber (Class I)	X	
Chris Stellatella (Class II)		
Betsy Garlatti (Class III)	X	
David Fresse (Alternate #1)	X	
Peter Checo (Alternate #2)	x	

B. 760 NEW BRUNSWICK URBAN RENEWAL, LLC PB-2015-02, Minor subdivision and variance application of the property located at 760 Jersey Avenue, Block 598 Lot 3.03 Zoning District: I-2

The applicant requested to postpone the hearing for the application until the July Planning Board Meeting. Application will be heard at the July 14, 2015 Planning Board Meeting at 7:30 PM in City Hall Council Chambers, 78 Bayard Street, New Brunswick, NJ

C. AMENDMENTS TO TITLE 16, THE LAND USE ORDINANCE OF THE CITY OF NEW BRUNSWICK, REVIEW PURSUANT TO NJSA 40:55D-26

Mr. Patterson reviewed the proposed amendments to Title 16. He stated many of the changes were to update and clarify language to better track the language in the Board's rules, such as for the conflict of interest language, and to better track statutory language, such as for the escrow deposit regulations for paying the Board's planning and engineering professionals. The Technical Advisory Committee regulations are to be updated and

rearranged so as to place the regulations all in one section rather than the current three. A new section is proposed to require a recycling plans for certain applications, as required by a recent statutory amendment. Additionally, the minor site plan regulations are to be amended to allow building façade changes with no variances to be handled administratively through the permitting process rather than through the site plan subcommittee.

Ms. Chand reviewed some editing errors in the draft amendment.

Ms. Garlatti asked how the façade changes would affect building signage. Mr. Patterson stated that conforming signs were already handled through an administrative permitting process rather than as a minor site plan issue.

There were no comments from the public.

Motion to deliver a report to the City Council finding the proposed amendments to be not inconsistent with the City's Master Plan:

Barber

Second: Fresse

	YES	NO
Suzanne Ludwig		
Andy Kaplan		
David Fitzhenry		
Salma Chand	X	
Jeff Crum		
Carly Neubauer	X	
Clary Barber (Class I)	X	
Chris Stellatella (Class II)		
Betsy Garlatti (Class III)	X	
David Fresse (Alternate #1)	X	
Peter Checo (Alternate #2)	x	

VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

None

IX. ADJOURNMENT