

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

I. ROLL CALL

X	Suzanne Ludwig
X	Andy Kaplan
X	David Fitzhenry
X	Salma Chand
	Jeff Crum
	Carly Neubauer
	Clary Barber (Class I)
X	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
x	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 June 9, 2015 MEETING

Motion to approve the minutes: Garlatti

Second: Fresse

Approved by unanimous voice vote

V. COMMUNICATIONS AND REPORTS
Resolutions of Memorialization

None.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

- A. 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

Thomas Kelso, Esq. – The applicant is a subsidiary of Wick Companies. The application is a minor subdivision of a property previously approved for site plan approval. Two new additional lots will be created plus the remainder lot. As a result of the subdivision, variances are created for lot width on lot 1, lot width on lot 2, two side yard setbacks for existing structures on lot 1 and lot 2. There are two variances on lot 3 for frontage and an accessory structure height variance for the existing water tanks, in anticipation that Lot 1 will later be developed with a warehouse. (Note: the water tank height of 35 feet is a permitted height as a principal structure.) A permanent access will be provided for lot 3.

Robert Paulus, principal of Wick Companies.

A-1 Aerial photo of 760 Jersey. The photo shows existing conditions. Oxy Chemical occupies the center lot 2.

A-2 proposed subdivision plan. This plan shows proposed lots 1, 2 and 3.

A-3 55,000 sf building plan. This plan shows the 3 driveways approved by the Planning Board. NJDOT did not allow the third driveway but said they would allow it if a lot on the south side of the property was created (proposed Lot 3). The subdivision does this. Lot 3 will use an access easement to connect to the existing driveway that will be on Lot 2. The lot lines attempt to follow the existing lease lines. The two smaller lots will be developed at a later date for warehouses.

They attempted to retain the existing water tanks to allow Oxy Chemical to develop a liquid brine operation.

Mr. Guldin asked if the lease lines could be broken. Paulus said they could be but would entail additional work and the lease lines are based on the needs of the tenants.

A-4 Proposed circulation plan.

Mr. Kaplan asked if the circulation through lot 2 to lot 3 had been reviewed. Mr. Kelso said Mr. Lund would testify to this.

William Lund, Engineer –

He stated the variances are created by adding the lot lines to the existing lot and the relationship to existing structures.

Access to Lot 3 is through an easement over Lot 2. The drive access allows proper maneuvering of trucks into both lots. Mr. Bucca asked if adequate emergency vehicle access is provided. Mr. Lund said yes. Mr. Bucca said that any future site plan would have provide for a driveway with this emergency vehicle access.

The variances can be granted on a C2 standard. There are no new buildings being created currently and there is no detriment to the public good and the community will benefit from new development.

Mr. Kaplan asked why the tanks are located in Lot 1 when the ultimate use of the tanks would be with Oxy on Lot 2. Paulus stated that Oxy couldn't commit to the brine operation at the time of the lease so were not included in lot 2.

Public:

Charlie Kratovil – He asked for clarification of who was on site currently and what the potential development might be. He also asked for more information about the proposed brine operation. He also asked about the pile of rubble in the rear of the site. Mr. Paulus explained how much of this material would be reused or recycled. Kratovil further asked about site drainage. Paulus explained the drainage system.

Mr. Kratovil asked about the impact on the environment from the uses on the site. Mr. Paulus described how the site has been revitalized and that environmental cleanup has been done.

Richard Rabinowitz, He asked about the product to be produced by Oxy, which is calcium chloride.

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

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

VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

William Tompkins: Urged the Planning Board to get more affordable housing in the city. He also the Board to encourage more job development along Jersey Avenue. Mr. Patterson described the affordable housing and job development efforts of the city.

IX. ADJOURNMENT