

**CITY OF NEW BRUNSWICK
PLANNING BOARD
AUGUST 9, 2016
MINUTES
7:30 p.m.**

I. ROLL CALL

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

Staff Attending:

X	Board Attorney Aravind Aithal
X	Board Secretary/Director of Planning Glenn Patterson
X	Principal Planner Mark Siegle
	Board Planner Henry Bignell
	Board Planner Todd Bletcher
X	Board Engineer Rich Moody
	Conflict Engineer Chas. Carley

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS JULY 12, 2016 MEETING

Motion to approve the minutes: Barber
Second: Fresse
Approved by unanimous voice vote

V. COMMUNICATIONS AND REPORTS
Resolutions of Memorialization

- A. Francis E. Parker Memorial Home, Inc., PB-2016-06** Site plan and variance application to enlarge the existing parking lot located at 501 Easton Ave and 2 Parkview Drive, Block 437 Lot 8 and Block 437.01, Lot 1.03, Zone R-3
 Motion to Approve: Barber
 Second: Crum

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

VI. OLD BUSINESS
 None.

VII. NEW BUSINESS

- A. City of New Brunswick, PB-2016-10,** Minor subdivision application with bulk variances for the alteration of lot lines between the properties located at 18 Drift St, 137 Welton Street, 139 Welton and 141 Welton Street Block 130, Lots 5.02, 9.02, 10.01 and 11.02. Zoning District C-4.

TK Shamy introduced the application and gave a brief summation of the proposal. The application is a minor subdivision application with a bulk variance for lot depth on the Welton Street frontage. Mr. Shamy gave a description of the existing conditions of the three (3) lots which

currently front on Welton Street. A portion of these three lots will be subdivided off and consolidated with the lot which currently houses the PRAB Early Childhood center.

Glenn Patterson, Planning Director for the City of New Brunswick, was previously sworn in at the beginning of the year.

The City is seeking to create a neighborhood pocket park on the existing lots. Mr. Patterson referred to an aerial photograph (Exhibit A-1) to give some context to the general area and the immediate vicinity. The City has an agreement with the county of Middlesex, where the county is going to acquire the properties and turn them over to the City for the development of a park. Mr. Patterson also gave a brief summation of the existing dilapidated conditions (using exhibit A-2 street views) of the properties on Welton Street. Mr. Patterson stated that the play area currently used by the Early Childhood Center is actually located on the rear of lots 11.02 and 10.01. Mr. Patterson referred to a second exhibit (A-3) which illustrated the steps in the minor subdivision process to provide a clearer understanding for the Board.

Mr. Patterson stated that the C-4 requires a mean depth of 100' in lot depth. Mr. Patterson stated that the mean depth is 74' thus require a bulk variance. Mr. Patterson stated that a flexible c2 analysis can be applied, which requires a four prong test (positive criteria, negative criteria, impact on zone plan and zoning ordinance, and a balancing act). Mr. Patterson went through the purposes of the municipal land use law which are advanced by the applicant's proposal (7 purposes in total). Mr. Patterson went through the negative criteria for which he did not believe there were any. Mr. Patterson stated that the positives substantially outweighed any negatives with this project. He stated that the Master plan supports the creation of a park in this area.

Ms. Chand asked for clarification where the park would be. Mr. Patterson provided clarification.

Mr. Patterson discussed the Section 31 portion of the proposal. He stated that the MLUL requires capital expenditures to go before the Board for Master Plan consistency prior the expenditure of funds.

Mr. Patterson stated that the Master Plan specifically recommends adding park space in the densest portions of the City. He also stated that the development of pocket parks is specifically encouraged in the

master plan as well as the cooperation of different agencies to develop parks.

Public Comment:

Charlie Kratovil asked what the size of the park would be. Mr. Patterson responded that the park would be just under 10,000 square feet.

Mr. Kratovil asked how long the dwellings on the lot had been vacant. Mr. Patterson stated they were vacant somewhere between 10 to 15 years.

Mr. Kratovil asked if there was a timeline for park design and demolition. Mr. Patterson stated that there was no specific timeline for design at the moment, but hoped the dilapidated structures would be torn down in the not too distant future.

Mr. Kratovil asked about the funding for the project. Mr. Patterson stated that there would be cooperation between the county and the City at various stages of the project.

Mr. Kratovil asked if there were any specific features to be included in the park. Mr. Patterson stated that there has not been a design for the park yet, but would anticipate items more of a passive nature due to the size of the park.

Mr. Kratovil asked if the park would be open to the public and not be “spoken for”. Mr. Patterson stated that the park would be a public park, but may be rented out by other subgroups of the public at times just like any other park in town.

Board Discussion:

Ms. Ludwig is pleased with the project and the coordination

Ms. Chand expressed that safety should be taken into consideration during design due to the location of the proposed park.

Mr. Siegle read various conditions to attach to any motion to approve the project.

Motion to Approve with the conditions cited: Chand
 Second: Fresse

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

- B. City of New Brunswick,** Section 31 Master Plan consistency review for the construction of a neighborhood park at the intersection of Welton Street and Drift Street

Motion to Approve with the conditions cited: Chand
 Second: Barber

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

Peter Checo (Alternate #2)		
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VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

Charlie Kratovil asked how long Ben Bucca served as Board Attorney.
Mr. Patterson stated he did not recall.

Mr. Kratovil asked if there was a new Board Attorney selected.
Mr. Patterson stated that the Board has not yet selected a replacement but did envision that happening sometime in the near future.

IX. ADJOURNMENT

MOTION: CHAND

SECOND: BARBER