

**CITY OF NEW BRUNSWICK
PLANNING BOARD
SEPTEMBER 13, 2016
MINUTES
7:30 p.m.**

I. ROLL CALL

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

Staff Attending:

| | |
|---|--|
| X | Board Attorney Jeremy Solomon |
| X | Board Secretary/Director of Planning Glenn Patterson |
| X | Principal Planner Mark Siegle |
| | Board Planner Henry Bignell |
| | Board Planner Todd Bletcher |
| X | Board Engineer Richard Moody |
| x | Conflict Engineer Charlie Carley |

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS AUGUST 9, 2016 MEETING

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

V. COMMUNICATIONS AND REPORTS
Resolutions of Memorialization

A. CITY OF NEW BRUNSWICK, PB -2016-10 and S31-2016-01, Section 31 Master Plan Consistency review and recommendation for the creation of a neighborhood park and minor subdivision application with bulk variances for the alteration of lot lines between the properties located at 18 Drift Street, 137 Welton Street, 141 Welton Street, and 145 Welton Street, also known as Lots 5.02, 9.02, 10.01, and 11.02 in Block 130, Zoning District: C-4

Motion to Approve: Chand
 Second: Crum

| | YES | NO |
|------------------------------|-----|----|
| Suzanne Ludwig | | |
| 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) | | |
| Peter Checo (Alternate #2) | | |

VI. OLD BUSINESS
 None.

VII. NEW BUSINESS

A. ALPHA RHO ALUMNI ASSOCIATION OF CHI PSI, PB-2016-13, Site plan and variance application for the addition and modifications to the existing fraternity house located at 114 College Avenue, Block 75, Lot 36, Zoning District: IN-1

Tom Kelso, Esq. – the project is a 343 sf addition to the property along with the addition of handicapped ramps. There are variances for impervious coverage, front yard setback (for the handicapped ramp) and parking (17 provided with 21 required). The number of spaces is not shrinking, but the number of occupants is increasing creating the need for the variance.

Christian Roche, Engineer –

A-1 site aerial photo. The site is within the Rutgers College Ave Campus at the corner of Bartlett Street. The building will be expanded on the north side and include ADA improvements.

A-2 colored site plan showing the existing and proposed development. The building is on three levels. The ADA ramps provide access to the north side of the building that does not currently exist. The lighting level in the parking area will be improved.

The front yard variance is due to the ADA ramp and extends into the front setback area. The impervious coverage is slightly increasing the existing variance condition from 65% to 68% in coverage and there is a de minimus increase in run off. The parking is currently compliant for parking . The addition will increase occupancy, requiring additional parking. The parking is not proposed to be changed from the current condition, so a variance is created. The site is on the campus and has access to the Rutgers bus system.

The applicant can comply with all the comments in the engineering memos.

William Brown, architect

The addition is of the same style as the rest of the building and will blend in. The addition is on the Bartlett St. side. The addition allows for a new fire staircase and elevator. There are also new bathrooms proposed. Additional bedrooms are provided on the 3rd floor.

A-3 CGI rendering of the addition

A-4 Photo of the existing Bartlett St. façade

Mr. Stellatella asked about the design of the fire stairway. Mr. Brown said it complies with code.

Engineer Rich Moody asked about the fire enclosure. Brown stated The building is 5A construction and meets those code requirements. Moody asked if the building would comply with IBC code. Brown said it would.

Gregory Woodruff, Planner

The impervious coverage variance is for a de minimus increase in coverage. It meets the C2 test as the coverage is due to the ADA ramping that allows ADA access to the site. There is no detriment to the public good and the benefits outweigh the detriments and does not diminish the City's zone map or plan.

The front setback is justified on a C1 basis as the ramp has to work with the existing building location that can not be changed. This is a hardship. There is not detriment to the zone map or plan.

The parking variance is justified on a C2 basis. The number of spaces is not being reduced. The Rutgers bus line runs immediately in front of the building with nearby bus stops. The 4 space detriment is not a substantial shortage. There is no detriment to the public good. There is not detriment or impairment to the zone plan.

The project increase the accessibility of the building and there are no detriments or impairments to the zone plan and the variances can be granted.

Mr. Stellatella asked if the occupancy is increasing. Woodruff responded that 10 beds would be added.

Rich Moody said the plan presented tonight show the ramp in a different location than those previously reviewed. Mr. Roche said if there was any change to the design compare to the submitted plans the applicant would come through the review process.

Moody said he thought the plans showed 19 spaces. Roche said two spaces were being deleted with two new spaces created. After further discussion it was shown that 17 spaces were provided.

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

Motion to Approve with the conditions cited: Stellatella
Second: Garlatti

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

VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

IX. ADJOURNMENT

MOTION: CHAND

SECOND: BARBER

APPROVED UNANIMOUSLY