

**CITY OF NEW BRUNSWICK
PLANNING BOARD
OCTOBER 11, 2016
MINUTES
7:30 p.m.**

I. ROLL CALL

X	Suzanne Ludwig
X	Andy Kaplan
	David Fitzhenry
	Salma Chand
X	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 Arvind Aithal
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 Richard Moody
	Conflict Engineer Charlie Carley

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. BOARD REORGANIZATION MATTERS

- A. Nomination and appointment of Board Attorney, Aravind Aithal
Motion to Approve: Crum
Second: Kaplan

	YES	NO
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Suzanne Ludwig	X	
Andy Kaplan	X	
David Fitzhenry		
Salma Chand		
Jeff Crum	X	
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	

- B. Adoption of modified meeting schedule for November 2016 through January 2017 to hold meetings on the 2nd Monday of the month.
 Motion to Approve: Garlatti
 Second: Kaplan
 Approved by unanimous voice vote

V. MINUTES OF THE BOARDS SEPTEMBER 13, 2016 MEETING

Motion to approve the minutes: Stellatella
 Second: Garlatti
 Approved by unanimous voice vote

VI. COMMUNICATIONS AND REPORTS
Resolutions of Memorialization

- 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

Action was held to the November meeting on the resolution.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

A. PROCEDYNE CORP, PB-2016-05, Site plan and Variance application for the installation of a liquid nitrogen storage tank to be located at 11 Industrial Drive, Block 597.02, Lot 6, Zoning District: I-2

Peter Lanfrit, esq stated the application was for a liquefied nitrogen tank on site that requires site plan and accessory structure height variance.

Robert Archibald, Principal

He described Procedyne's manufacturing production and that their employment of 33 would not change. Hours of operation would not change. The proposed tank will replace a smaller existing tank. The new tank will be in a new location that will allow for expansion of the building that is contemplated in the future.

The current tank is filled 1-2 times per day. The new tank is twice as large. The tank is filled via a tanker truck delivery that takes about an hour. There will be less deliveries with the new tank.

Richard Pelizzoni, Engineer

A-1 – Sheet 2 of the plan set with colorization highlights.

He showed where the existing and proposed tank are located. The new tank will be on a concrete pad and surrounded by a chain link fence. There will also be bollards to protect the tank.

The tank is 40 ft high, whereas the height maximum for accessory structure is 15 feet. The surrounding land uses are industrial or vacant.

The deteriorated areas of the parking lot will be repaired and the parking area will be striped. There will be shade trees added to the front of the property.

Public: None

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

Motion to Approve with the conditions cited: Garlatti

Second: Kaplan

	YES	NO
Suzanne Ludwig	X	
Andy Kaplan	X	

David Fitzhenry		
Salma Chand		
Jeff Crum	X	
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	

IX. OTHER MATTERS OF INTEREST TO THE PUBLIC

Charles Kratovil asked about the appointment of the Board attorney. He also asked about upcoming appointments.

Nikita Burko, asked who the court reporter was. Mr. Patterson stated that an audio recording was kept.

X. ADJOURNMENT