

Planning Board
City of New Brunswick
May 8, 2012

Roll Call:

x	Robert Colonna, Chair
x	Linda Hunter
x	David Fitzhenry
	Suzanne Ludwig
x	Maria Torrisi
	Tom Valenti
	Michael Drulis (Class I)
x	Kevin Jones (Class II)
x	Betsy Garlatti (Class III)
	Luis Berrios (Alternate #1)
x	Tony Barber (Alternate #2)

Open Public Meetings Statement was read

Salute to the Flag

Minutes

Approval of the minutes of the Board's April 17th, 2012 meeting

Motion by: Fitzhenry

Second by: Garlatti

Approved unanimously

Resolutions of Memorialization:

Master Plan Reexamination Report

Motion: Garlatti

Second: Fitzhenry

Approved unanimously

Seminary Redevelopment Study

Motion: Garlatti

Second: Fitzhenry

Approved Unanimously

Old Business:

None

New Business:

1002 Jersey Ave., LLC PB-2012-09, Site Plan and Variance application for 1002 Jersey Ave., Block 598, Lot 16, Zoning District I-2

Jim Clarkin, Esq – site is currently vacant and the proposed warehousing use is permitted. There is a 1-story masonry building existing. A part of the parking area is dirt and not paved. The applicant plans to give the building a facelift, add landscaping and provide parking on a paved area. The only variance is for impervious coverage, with 85% allowed and 97% proposed.

Mohamed El Hawatt, Engineer

The site is narrow with a gentle slope towards Jersey Avenue. The plan is to bring the standards on the property up to code.

There is no defined parking area currently. The proposal will improve circulation on the site. There will be loading docks in the rear that they can easily access. New pavement will be added plus striping to define the parking stalls. 17 spaces are proposed in the rear and 8 in the front. Lighting will be provided from the building. The drainage system on site is failing and they will improve it.

The freestanding sign on site that exists is not on the plans. They want to improve it and will submit a sign permit application.

The additional paving is required to create the circulation system that improves vehicle movements on site. The applicant will provide the City Engineer with turning templates to determine if the paving area can be reduced. Currently, all the existing paved areas will be repaved.

The existing cinder block building will have stucco and new windows added. This will improve the appearance.

The applicant will comply with all the engineering memo comments.

Clarkin – the impervious coverage variance can be granted under both a C1 and C2 basis due to the narrow nature of the lot, which requires the pavement to go all the way to the back of the site. Under a C2 analysis, the site is being improved and brings a vacant building back to use and there is no negative impact from the additional paving as it will drain properly. The applicant will comply with all the comments in the Bignell planning memo.

Public: None

Motion: Garlatti

Second: Torrasi

	Yes	No	Abstain
Robert Colonna, Chair	x		

Linda Hunter	x		
David Fitzhenry	x		
Suzanne Ludwig			
Maria Torrisi	x		
Tom Valenti			
Michael Drulis (Class I)			
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)	x		
Luis Berrios (Alternate #1)			
Tony Barber (Alternate #2)	x		

Mr. Barber excused himself from the meeting at this point.

Arkady Mushailov, PB-2012-07, Site Plan and Variance application for 23 Georges Road, Block 235, Lot 3.01, Zoning District C-1

Pat Bradshaw, Esq. - There are existing variances on the property that the applicant seeks approval for and a new variance for parking. The building was formerly used for auto body and will be converted to a grocery store selling fresh produce and meats.

Robert Hernandez , Archt. -

A-1 rendered elevations and floor plan

Building is about 4300 sf. Storage will be done in the rear with sales in about 3300 sf in the front. The structure of the building will not change. The signs shown on the drawing are not as proposed and applicant will submit a separate sign application for signage for the business. As shown, they would require a variance that the applicant is not requesting.

A-2 Existing floor plan and existing site photos.

Andrew Wu, Engineer

They will comply with items 1-5 on the City Engineer report. For item 6, the handicapped ramp, they will modify this to comply with City standards. For item 7, the loading zone, the loading will be done by hand truck into the building. They want a curb cut to facilitate this. The applicant will seek loading zone status from City Council for a space adjacent to the building.

They will comply with the Bignell planning report.

There used to be 8 ad hoc parking spaces on-site and only 3 are proposed so as to comply with standards for parking space design and provide handicapped parking.

Garlatti – both interior and exterior trash storage are shown. Why?

Hernandez – one is for the grocery and the other for the adjacent restaurant.

Hunter – is 3 parking spaces enough for a grocery store.
 Bradshaw – our planner did not show up tonight, but the store is designed to serve the neighborhood and most customers will likely walk.
 Patterson – the use will be neighborhood oriented based on size of the building

Motion: Jones
 Second: Hunter

	Yes	No	Abstain
Robert Colonna, Chair	x		
Linda Hunter	x		
David Fitzhenry	x		
Suzanne Ludwig			
Maria Torrisi	x		
Tom Valenti			
Michael Drulis (Class I)			
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)	x		
Luis Berrios (Alternate #1)			
Tony Barber (Alternate #2)			

115 Easton Avenue Associates, LLC, PB-2012-06, Site Plan and Variance application for 115 Easton Avenue, Block 71, Lot 26, Zoning District C-3B

Jeff Hyman, Esq -
 Proposal is to convert 1st floor of existing 2 story, 3-unit residential building to a permitted use of a bakery/restaurant. Several bulk variances are needed.

Steve Parker, Engineer and Planner
 The building envelope will not change much. 2 residential units will remain with the bakery on the 1st floor. The front porch will be expanded. Additional landscaping will be provided. A walk-in freezer is proposed in the rear yard (exterior) where other mechanical equipment will be located. No parking is proposed as there is no room on the site.

The lot size, width and depth are non-conforming and existing conditions. The front setback is non-conforming and the porch will encroach further. The side yard setbacks are existing non-conformities. The new variances are parking, on-site loading and front yard setback. The parking variance is justified as the clientele is mostly walk up as it is for other businesses

in the neighborhood. There is a loading zone on Mine Street, about 50 feet away that can be used for the business. The front yard setback is characteristic of other buildings near the property as they generally go to the property line.

Jim Kissane, Archt

A-1 Photo of existing condition.

The 2nd and 3rd floor will remain residential units with the 1st floor as a bakery restaurant. The 1st floor will be gutted and the porch will be replaced with a new handicapped accessible porch. A lift will be provided on the right side of the building. New canvas awnings will be provided. The new porch will have two set of steps. The proposed sign is 9 sf mounted on the front of the porch. The front door will be centered on the front porch. Seating will be provided on the porch as well as inside.

Lighting will be provided on the sides and rear to provide lighted access to the rear entrances.

The porch width is being expanded to provide enough width for a landing for the handicapped access path at the doorway.

The basement will be used as a food prep area and will be sprinkled.

Applicant will comply with the Engineer's letter regarding inspecting the sewer line.

Public: None

Motion: Hunter

Second: Torrisi

	Yes	No	Abstain
Robert Colonna, Chair	x		
Linda Hunter	x		
David Fitzhenry	x		
Suzanne Ludwig			
Maria Torrisi	x		
Tom Valenti			
Michael Drulis (Class I)			
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)	x		
Luis Berrios (Alternate #1)			
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Adjournment
9:05 PM