

**CITY OF NEW BRUNSWICK  
PLANNING BOARD  
JANUARY 11, 2011  
MINUTES  
7:30 p.m.**

**I. ROLL CALL**

Michael Drulis  
Kevin Jones  
Betsy Garlatti  
Linda Hunter  
David Fitzhenry  
Robert Colonna  
Suzanne Ludwig  
Tom Valenti  
Luis Berrios

**Board Staff:**

Ben Bucca, Esquire; Board Attorney  
Glenn S. Patterson, PP, AICP; Board Secretary  
Mark Siegle, PP, AICP; Principal Planner City of New Brunswick

**II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)**

**III. SALUTE TO THE FLAG**

**IV. REORGANIZATION OF THE BOARD**

**a. Nomination and Appointment of Chairperson**

Robert Colonna was nominated by Mr. Valenti, motion seconded by Ms. Ludwig

All in favor, none opposed.

**b. Nomination and Appointment of Vice-Chairperson**

Suzanne Ludwig was nominated by Ms. Hunter, motion seconded by Mr. Jones

All in favor, none opposed.

**c. Nomination and Appointment of Secretary**

Glenn S. Patterson was nominated by Ms. Garlatti, motion seconded by Mr. Valenti

All in favor, none opposed.

**d. Appointment of Board Attorney**

Ben Bucca, Esquire, was nominated by Ms. Garlatti, motion was seconded by Mr. Jones.

All in favor, none opposed.

**e. Appointment of Board Planner**

Henry Bignell of the firm, Bignell Planning Consultants, was nominated by Ms. Garlatti, motion seconded by Ms. Ludwig. No other nominations were given.

All in favor, none opposed.

**f. Appointment of Secondary/Conflict Planner**

The Planning staff of the City of New Brunswick was nominated by Mr. Valenti, seconded by Ms. Garlatti. No other nominations were given.

All in favor, none opposed.

**g. Appointment of Board Engineer**

Tom Guldin was nominated by Ms. Garlatti, motion seconded by Mr. Jones. No other nominations were given.

All in favor, none opposed.

**h. Appointment of Secondary/Conflict Engineer**

Delaware and Raritan Engineering were nominated by Mr. Valenti, seconded by Ms. Garlatti. No other nominations were given.

All in favor, none opposed.

**i. Adopt meeting schedule for 2011 through January 2012**

Motion to adopt the meeting schedule was made by Mr. Valenti, seconded by Ms. Hunter.

All in favor, none opposed.

**j. Designation of Minor Site Plan Committee (By appointment by Chairman)**

The Technical Advisory Committee was designated as the Minor Site Plan Committee by Chairman Colonna with Mr. Kevin Jones to serve as the Planning Board member on the committee.

The Minor Site Plan Committee for 2011 shall be as follows:

Kevin Jones	Class II PB member
Glenn Patterson, AICP, PP	Bd. Secty and Director of Planning
Mark Siegle, AICP, PP	Principal Planner
Thomas Guldin, PE	Acting City Engineer
Hank Bignell, PP	Planner to the Planning Board
Ken Krug	Fire Subcode Official
Bill Schrum	Construction Code Official

**k. Designation of Minor Subdivision Committee (By appointment by Chairman)**

The Technical Advisory Committee was designated as the Minor Subdivision Committee by Chairman Colonna with Mr. Kevin Jones to serve as the Class II Planning Board member; Mayor Cahill or his PB Designee (Mr. Michael Drulis) as the Class I Planning Board member; and Ms. Betsy Garlatti as the Class III Planning Board member on the committee.

The Minor Subdivision Committee for 2011 shall be as follows:

Kevin Jones	Class II PB member
Mayor Cahill or his PB Designee	Class I PB member
Betsy Garlatti	Class III PB Member
Glenn Patterson, AICP, PP	Bd. Secty and Director of Planning
Mark Siegle, AICP, PP	Principal Planner
Thomas Guldin, PE	Acting City Engineer
Hank Bignell, PP	Planner to the Planning Board
Ken Krug	Fire Subcode Official
Bill Schrum	Construction Code Official

**V. MINUTES OF THE BOARD'S OCTOBER 12<sup>TH</sup>, 2010 MEETING**  
Approval of the Minutes were carried to the February 8<sup>th</sup>, 2011 meeting.

**VI. COMMUNICATIONS AND REPORTS**  
**Resolutions of Memorialization**  
**A. None**

**VII. NEW BUSINESS**

- A. JERSEY HANDY REDEVELOPMENT PLAN AMENDMENT-** The City Council has referred to the Planning Board a proposed amendment to the Jersey-Handy Redevelopment Plan. The City Council originally approved a redevelopment plan for the area in 1998 and amended the plan in 2005.

Mr. Glenn Patterson was sworn in by Mr. Bucca. Mr. Patterson stated that the City Council has referred an amendment to the Planning Board as an amendment to the redevelopment plan as for the review and consistency with the Master Plan. Mr. Patterson gave a description of the location of the redevelopment area as well as recent amendments to the redevelopment plan in the past. He stated that the designated redeveloper is Edgewood Properties, suggested that the permitted uses be tweaked in order to provided a more economically feasible project. He stated that the area itself is not supposed to change (no boundary changes).

Mr. Patterson stated that one of the significant changes is that two areas that are in the plan area are to be taken out of the “area to be acquired” (no eminent domain powers can be used). He said that this is being proposed because plans going forward into those areas would not happen for quite some time. He stated that removing this from the “areas to be acquired” section would protect the City from an inverse condemnation lawsuit. Mr. Patterson briefly described what the term inverse condemnation meant. Mr. Patterson stated there are a few zoning changes being proposed (changes in uses and designation). The new zoning changes include the creation of the C-2C zoning district and the I-1R zoning district, which will serve as a transition district. He stated that the Master Plan calls for transition areas. Mr. Patterson stated that the light industrial zoning would now serve as the base zoning in the areas formerly to be acquired. Mr. Patterson stated that there is no formal mechanism to de-designate an area once it has been designate it.

Mr. Drulis asked what would happen if the opportunity came up to re-designate it.

Mr. Patterson stated that it is not a quick process and it would have to go through the “proofs” process showing that it meets the criteria of being blighted.

Mr. Patterson stated that the current property owners which have the existing “area to be acquired” designation may preclude them from investing in their property (i.e. unable to obtain financing, not being able to gain the most advantageous financing).

Mr. Valenti stated that effectively the area was shrinking a little bit.

Public Comment:

No Public Comment

Mr. Drulis made a motion to recommend the proposed plan amendments to the City Council; Mr. Valenti seconded that motion.

Drulis Y Valenti Y  
Colonna Y Berrios Y  
Hunter Y Ludwig Y  
Fitzhenry Y Garlatti Y

Jones Y

**VIII. ADJOURNMENT**