

**CITY OF NEW BRUNSWICK
PLANNING BOARD
AUGUST 9TH, 2011
MINUTES
7:30 p.m.**

I. ROLL CALL

Kevin Jones
David Fitzhenry
Betsy Garlatti
Michael Drulis
Robert Colonna

Board Staff:

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

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARD'S JULY 12TH, 2011 MEETING

Approved.

VI. COMMUNICATIONS AND REPORTS

Resolutions of Memorialization

- A. DIOCESE OF METUCHEN, PB-2011-08**, Application for the major subdivision and variance application located at 90 Somerset Street, Block 45, Lot 23.03, Zoning District: IN-1

Motion made to approve made by Mr. Fitzhenry, seconded by Mr. Colonna

Colonna- YES

Fitzhenry- YES

- B. MCDONALDS CORPORATION, PB-2011-11**, Site plan and variance application for the façade renovation, addition, and other site work located at 666 Somerset Street, Block 596.02, Lot 4.01, Zoning District: C-6

Motion made to approve with the amendments discussed by Mr. Bucca made by Mr. Fitzhenry, seconded by Mr. Colonna

Colonna- YES

Fitzhenry- YES

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. LUNA CAFÉ, LLC (SAM ALGAR) PB-2011-15**, Site plan and variance application for the addition onto an existing restaurant located at 165 Easton Avenue, Block 73 Lot 2, Zoning District: C-3B

Michelle Tullio, Esquire, represented applicant. She stated that the Board approved a site plan and variance application in September 2010, but during construction it was found that the addition was too small for the intended oven. She stated that the plan would be to amend the site plan to allow larger addition with no increase in seating. The larger addition would cause a construction encroachment into the Firemen's Memorial. She stated the applicant would mitigate this encroachment by renovating the park area.

Jeff Kuzmic, Architect, was sworn in. (All subsequent statements were made by Mr. Kusmick unless otherwise noted). The original addition replaced the outside patio. In order to accommodate a larger pizza oven the addition needed to be about 130 square feet larger. There is no parking or seating changes. There is one additional variance required on the side adjacent to Bartlett Street.

Staff discussed the park renovation concerns.

Public Comment:

None.

Motion made to approve with conditions made by Ms. Garlatti, seconded by Mr. Jones

Fitzhenry- Yes

Jones- Yes

Drulis Yes

Garlatti Yes

Colonna- Yes

- B. ST PETERS UNIVERSITY HOSPITAL, INC, PB-2011-12**, Site plan and variance application for the construction of solar panel canopies over an existing parking area and the construction of a monument/pylon sign located at 123 How Lane, Block 597.04, Lot 2.01, Zoning District: I-2

This application was adjourned to the September 13, 2011 meeting due to deficient notice.

- C. ST PETERS UNIVERSITY HOSPITAL, INC, PB-2011-13**, Site plan and variance application for the construction of solar arrays on an existing parking garage, the construction of solar panel canopies over an existing parking area and

the construction of three (3) monument/pylon signs located at 254 Easton Avenue, Block 449, Lot 1.01, Zoning District: H-1

Sandy Galacio, Esquire, represented the applicant. He stated that the application was for the installation of solar panels and new signage.

Robert Mulcahy, Saint Peters Univ. Hospital's Vice President of Facilities, was sworn in (all subsequent statements were made by Mr. Mulcahy unless otherwise noted). The upgrade signage is proposed to improve the visibility of the hospital. The solar project is environmentally and financially beneficial. The project is partly funded by a PSEG program.

Mario Ionelli, Engineer, was sworn in (all subsequent statements were made by Mr. Ionelli unless otherwise noted). He introduced exhibit A-1 (aerial photo of the site). The solar panels on the parking deck are raised carport canopies to allow for vehicular access under the panels. The panels will also be put on the roof of the CARES building. No parking spaces would be lost by the project. The monument signage would be added by main drop off area off Park Boulevard. He introduced exhibit A-2 (colorized sign details). All signs on Park Boulevard will be down lighted and the signs along Easton Avenue will be internally illuminated. The monument sign on Park Boulevard to be lowered and sign size reduced to 8' x 8'. A small portion of the existing surface lot has questionable title and needs to be addressed with the City Council.

David Riegel, Solar Consultant, was sworn in. He stated that the snow tends to accumulate then melt off the panels.

John Chadwick, Planner, was sworn in. Mr. Chadwick discussed the positive benefits of the proposal.

Public Comment:
None.

Motion made to approve with conditions made by Mr. Fitzhenry, seconded by Mr. Drulis.

Fitzhenry- Yes
Jones- Yes
Drulis Yes
Garlatti Yes
Colonna- Yes

D. RIPARIAN ZONE ORDINANCE, Review of proposed riparian zone ordinance for consistency with the Master Plan of the City of New Brunswick.

Motion to approve the forwarding of the ordinance to Council for their action made by Mr. Fitzhenry, seconded by Mr. Jones

Fitzhenry- Yes

Jones- Yes

Drulis Yes

Garlatti Yes

Colonna- Yes

E. IX. ADJOURNMENT