

**CITY OF NEW BRUNSWICK
PLANNING BOARD
SEPTEMBER 13TH, 2011
MINUTES
7:30 p.m.**

I. ROLL CALL

Betsy Garlatti
Kevin Jones
Robert Colonna
Linda Hunter
Maria Torrisi
Suzanne Ludwig
Luis Berrios

Board Staff:

Ben Bucca, Esquire, Board Attorney
Glenn Patterson, AICP, PP , Board Secretary
Tom Guldin, PE, Board Engineer
Hank Bignell, PP, Board Planner
Mark Siegle, AICP, PP, Principal Planner City of New Brunswick

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

**IV. MINUTES OF THE BOARD'S AUGUST 9TH, 2011 MEETING
Approved.**

**VI. COMMUNICATIONS AND REPORTS
Resolutions of Memorialization**

- 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

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

**Jones Yes
Garlatti Yes
Colonna Yes**

- B. 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-I

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

Jones Yes

Garlatti Yes

Colonna Yes

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. 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**

The applicant was represented by Sandy Galacio, Esquire. He stated that the project proposes to install solar panel arrays in the existing parking lot and the construction of new signage.

Robert Mulcahy, Vice President of Facilities for St. Peters, was sworn in. (all the following statements were made by Mr. Mulcahy unless otherwise noted.) Saint Peters University Hospital is developing sustainable energy. This array will generate most of the power for ht 123 How Lane facility. The hospital is trying to standardize their signage package for identification and listing services.

Mario Ianelli, Engineer, was sworn in. (All the following statements were made by Mr. Ianelli unless otherwise noted.) Mr Ianelli introduced and explained exhibit(s) A-1: aerial phot with solar panels and signage highlighted; A-2: site layout plan with a revision date of 7/27/11, A-3: sign plan with construction details; A-4: direction sign plan. He stated that the site is 6.8 acres and developed with existing building and a large parking lot. The solar array is proposed for the parking lot. The carport canopy is the same as approved at the 254 Easton Avenue location. The clearance is in excess of 12 feet. A v-shaped sign is proposed for the front yard and a directional sign. He stated that the signage with be the same as at 254 Easton Avenue. There will be no loss of parking spaces on site due to the solar array construction. The freestanding sign is 17 feet high and will have flags behind it. Trees will be removed from the site and SPUH will make a payment to the tree replacement fund. Mr. Ianelli stated that the drainage pattern will not change.

Dave Riedel, solar consultant, was sworn in. (All the following statements were made by Mr. Riedel unless otherwise noted.) He stated that the panels would be coated for non-reflectivity. The panels would not require a large amount of maintenance and a lighting plan will be provided for the proposed lighting beneath the canopy.

John Chadwick, Professional Planner, was sworn in. (All the following statements were made by Mr. Mulcahy unless otherwise noted.) Mr. Chadwick stated that the sign height variance is justified by the aesthetic enhancements. A large sign is needed for the site for identification purposes on How Lane. The directional sign helps the public navigate the site and this is a public benefit. The V-sign setback is justified for visibility. He stated that the application advances the purposes of zoning for these reason. He introduced and explained exhibits A-5 (Google earth site photos) and A6 (CGI representation).

Public Comment:

None.

Motion to approve with conditions and removal of Item F in the Planners report made by Ms. Ludwig, seconded by Ms. Torrissi.

Betsy Garlatti Yes
Kevin Jones Yes
Robert Colonna Yes
Linda Hunter Yes
Maria Torrissi Yes
Suzanne Ludwig Yes
Luis Berrios Yes

B. WOMENS AWARE, INC, PB-2011-16, Site plan and variance application for the construction of a rear parking area located at 250 Livingston Avenue, Block 248 Lot 27, Zoning District: C-3A

Applicant was represented by Peter Vignuolo, Esquire. He stated that the project was to demolish a one story garage and replace it with three space parking lot. He stated that the applicant has seventeen employees at the location. Mr. Vignuolo stated that the applicant is seeking site plan and variance approval (parking and impervious coverage)

Phyllis Adams, Executive Director of Women Aware, was sworn in. She stated that the organization assists victims of domestic violence. She stated that the site us used for offices for 17 employees between the hours of 8 am to 8 pm. The garage is currently used for storage. She stated that the employees and visitors currently park on the street.

Ron Sadowski, PE, was sworn in. He introduced and explained exhibit A-1 (colored rendering of the site). He stated that the project would demolish the garage and add three parking spaces where no spaces currently exist. He stated that the proposal increases the impervious surface coverage from 85% to 89%.

He stated that the applicant can comply with the Boards Planning and Engineering memos and that a bike rack would be located on site.

Mr. Vignuolo stated that the variances could be approved on both a C-1 and C-2 hardship zoning basis. The lot is undersized, a hardship, and the added parking is a public benefit.

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

Betsy Garlatti Yes
Kevin Jones Yes
Robert Colonna Yes
Linda Hunter Yes
Maria Torrisi Yes
Suzanne Ludwig Yes
Luis Berrios Yes

- C. CITY OF NEW BRUNSWICK ZONING ORDINANCE AMENDMENT,**
NJSA 40:55D-26 requires the referral to and review of development regulations by the Planning Board prior to adoption. Planning Board shall review the amendment to the C-4 Downtown Zoning District.

Mr. Patterson gave a presentation on zoning ordinance amendments for the C-4 zoning district. Mr. Patterson stated that the proposed amendments were to; institute a graduated density zoning standard and; expand the boundary of the C-4 zoning district to include a portion of Block 49 on the south side of Easton Avenue at Somerset Street.

Motion made to forward to City Council as being consistent with the Master Plan made by Ms. Torrisi, seconded by Ms. Hunter.

Betsy Garlatti Yes
Kevin Jones Yes
Robert Colonna Yes
Linda Hunter Yes
Maria Torrisi Yes
Suzanne Ludwig Yes
Luis Berrios Yes

IX. ADJOURNMENT