

**CITY OF NEW BRUNSWICK
 PLANNING BOARD
 JANUARY 8TH, 2013
 AGENDA
 7:30 p.m.**

I. ROLL CALL

x	Suzanne Ludwig
x	Linda Hunter
x	David Fitzhenry
x	Joseph Catanese
x	Dayra Azcona
x	Michael Drulis (Class I)
x	Kevin Jones (Class II)
x	Betsy Garlatti (Class III)
x	Josepha Rojas(Alternate #1)
x	Carly Neubauer(Alternate #2)

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. REORGANIZATION OF THE BOARD

Nomination and Appointment of Chairperson

Nomination of Suzanne Ludwig: Garlatti

Second: Fitzhenry

No other nominations

	Yes	No	Abstain
Suzanne Ludwig	x		
Linda Hunter	x		
David Fitzhenry	x		
Joseph Catanese	x		
Dayra Azcona	x		

Michael Drulis (Class I)	x		
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)	x		
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)	x		

Nomination and Appointment of Vice-Chairperson

Nomination of Linda Hunter Garlatti

Second: Jones

No other nominations

	Yes	No	Abstain
Suzanne Ludwig	x		
Linda Hunter	x		
David Fitzhenry	x		
Joseph Catanese	x		
Dayra Azcona	x		
Michael Drulis (Class I)	x		
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)	x		
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)	x		

Nomination and Appointment of Secretary

Nomination of Glenn Patterson: Fitzhenry

Second: Jones

No other nominations

	Yes	No	Abstain
Suzanne Ludwig	X		
Linda Hunter	X		
David Fitzhenry	X		
Joseph Catanese	X		
Dayra Azcona	X		

Michael Drulis (Class I)	X		
Kevin Jones (Class II)	X		
Betsy Garlatti (Class III)	X		
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)	x		

Appointment of Board Attorney
Nomination of Ben Bucca Fitzhenry

Second:

No other nominations

	Yes	No	Abstain
Suzanne Ludwig	X		
Linda Hunter	X		
David Fitzhenry	X		
Joseph Catanese	X		
Dayra Azcona	X		
Michael Drulis (Class I)	X		
Kevin Jones (Class II)	X		
Betsy Garlatti (Class III)	X		
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)	x		

Appointment of Board Planner
Nomination of Bignell & Associates: Hunter

Second: Garlatti

No other nominations

	Yes	No	Abstain
Suzanne Ludwig	x		
Linda Hunter	x		
David Fitzhenry	x		
Joseph Catanese	x		
Dayra Azcona	x		

Michael Drulis (Class I)	x		
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)	x		
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)	x		

Appointment of Secondary/Conflict Planner – Staff
Garlatti
Fitzhenry

Appointment of Board Engineer
Nomination of Thomas Guldin, City Engineer: Jones

Second: Garlatti

No other nominations

	Yes	No	Abstain
Suzanne Ludwig	x		
Linda Hunter	x		
David Fitzhenry	x		
Joseph Catanese	x		
Dayra Azcona	x		
Michael Drulis (Class I)	x		
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)	x		
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)	x		

Appointment of Secondary/Conflict Engineer
Nomination of D&R Engineering: Garlatti

Second: Fitzhenry

No other nominations

	Yes	No	Abstain
Suzanne Ludwig	x		
Linda Hunter	x		
David Fitzhenry	x		

Joseph Catanese	x		
Dayra Azcona	x		
Michael Drulis (Class I)	x		
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)	x		
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)	x		

Appointment of Hydraulic Modeling/Water System Capacity Engineer
Nomination of Hatch Mott McDonald: Garlatti

Second: Fitzhenry

No other nominations

	Yes	No	Abstain
Suzanne Ludwig	x		
Linda Hunter	x		
David Fitzhenry	x		
Joseph Catanese	x		
Dayra Azcona	x		
Michael Drulis (Class I)	x		
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)	x		
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)	x		

Adopt meeting schedule for 2013 through January 2014
Adoption of schedule of 2nd Tuesday of each month, with noted exceptions:
Garlatti

Second: Fitzhenry

	Yes	No	Abstain
Suzanne Ludwig	x		
Linda Hunter	x		

David Fitzhenry	x		
Joseph Catanese	x		
Dayra Azcona	x		
Michael Drulis (Class I)	x		
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)	x		
Josepha Rojas(Alternate #1)	x		
Carly Neubauer(Alternate #2)			

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

- Chairperson Ludwig appointed the TAC and Kevin Jones

Designation of Minor Subdivision Committee (By appointment by Chairman)

- Chairperson Ludwig appointed the TAC and Planning Board members Garlatti, Jones and Michael Drulis

IV. MINUTES OF THE BOARD'S DECEMBER 11TH, 2012 MEETING

Motion to Accept: Fitzhenry

Second: Hunter

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

- A. NEW BRUNSWICK DEVELOPMENT CORPORATION- PB-2012-32,**
Redevelopment plan application for the construction of privatized university housing located at 46 College Avenue, Block 54, Lot 1.01,
Zoning District: College Avenue Redevelopment Area

Motion to Accept: Fitzhenry

Second: Hunter

	Yes	No	Abstain
Suzanne Ludwig	x		
Linda Hunter	x		
David Fitzhenry	x		

Joseph Catanese			
Dayra Azcona			
Michael Drulis (Class I)			
Kevin Jones (Class II)			
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)			

B. NEW BRUNSWICK DEVELOPMENT CORPORATION, NEW BRUNSWICK THEOLOGICAL SOCIETY, RUTGERS, AND RUTGERS HILLEL CORP- S31-2012-02, Section 31 Master Plan Consistency review for the plans to construct academic buildings and dormitories located at Block 94, Lots 1.02, 5.01 and 16.01, Zoning District: College Avenue Redevelopment Area

Motion to Accept: Fitzhenry

Second: Hunter

	Yes	No	Abstain
Suzanne Ludwig	x		
Linda Hunter	x		
David Fitzhenry	x		
Joseph Catanese			
Dayra Azcona			
Michael Drulis (Class I)			
Kevin Jones (Class II)			
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)			

C. 30 VAN DYKE AVENUE URBAN RENEWAL, LLC, PB-2012-19, Site plan application for the construction of a parking area located at 30 Van Dyke Avenue, Block 596.01, Lot 16.01. Zoning District: I-2

Motion to Accept: Fitzhenry

Second: Hunter

	Yes	No	Abstain
Suzanne Ludwig	x		
Linda Hunter	x		
David Fitzhenry	x		
Joseph Catanese			
Dayra Azcona			
Michael Drulis (Class I)			
Kevin Jones (Class II)			
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)			
Carly Neubauer(Alternate #2)			

VI. OLD BUSINESS

A. 173 LIVINGSTON AVENUE, LLC, PB-2012-24, Site plan and variance application for the construction of an addition located at 173 Livingston Avenue, Block 187, Lot 2, Zoning District: C-3A

Members who were not present for the original hearing signed certifications that they had listened to an audio transcript of the previous hearing and were eligible to vote on the application.

Mr. Catanese recused himself from the hearing as he rents a professional office within 200 ft of the applicant's property.

Luke Lynch, esq., summarized the project to renovate and expand the existing building. The building would be expanded towards Handy Street. A new driveway will be created from Livingston Ave.

El Donaldo Vid, Archt – The building is Queen Anne style and they are trying to restore that style with the new project.

A-5 photo of existing building

The driveway under the building is to allow the driveway access to the rear from Livingston Ave. . The addition is being created overtop the driveway.

Bollards will be placed along the driveway and they will be placed on the adjoining property, which will be allowed via easement with the other neighbor. A driveway width waiver is requested.

The driveway has been narrowed to accommodate the width of the neighbor's driveway.

The property drains to both Livingston and Handy. The lot will be graded to allow this. Mr. Guldin stated that the plans need to be amended to reflect this as they do not currently show this.

Board members and staff had questions as to how access would work, how it worked now and whether there were any existing easements (there were not according to Mr. Lynch)

Lynch – the applicant will comply with all of the comments in the board engineer's memo except that an agreement with the neighbor to the northeast will provide for maintaining parking next to their building. Parking will also be eliminated in the rear. Upon approval, an easement would be executed and filed.

John Chadwick, Planner

There was never an easement recorded for the shared driveway which was likely created over 100 years ago. The grading plans can be corrected to the board's satisfaction.

The access to the home adjacent on Handy St has no room on their property to access their garage. The applicant will provide two parking spaces on his property for the neighbors to replace the access to their existing spaces.

There is a parking variance of 2 spaces with 12 provided, but there are shared uses on the site. On balance, the variance is de minimus in nature.

The total side yard setback requires a variance.

A-6 Site and Vicinity aerial photo

The character of the neighborhood is of tightly spaced buildings. The combination of aesthetics and architecture is in character. The project has less coverage than allowed and less FAR.

The square footage of the addition is 915 sf for each of two floors. There is a total of 3908 sf in the building.

A loading spot is not provided and the nature of the use does not require a dedicated loading spot. UPS deliveries will be the most intense type delivery.

Drulis – discussed that properties were developed prior to the use of cars and now it is looking to be developed intensely with uses that use cars. Chadwick – the project complies with the FAR standards so its intensity is allowed.

Drulis – but if the building was expanded less, the parking variance would not be required.

Garlatti – are there any turn restrictions coming out on to Handy St.? Chadwick – none are proposed.

Patterson: address the side yard set back and proximity to windows on the adjacent Livingston Avenue.

Chadwick: the proposed building is in character with other development.

Drulis – the building would be as well designed without the space over the driveway.

Vid – the building is going to blend in with the neighbor no matter what the size of the building.

Public:

Victor Rabinowitz:

_____ Sicora: How many offices are being provided.

The 2nd floor has 5 rooms for office space. The 1st floor will have an insurance office.

Sicora – if the 2nd floor is doctor's offices, the parking variance will be a problems.

Board discussion:

Fitzhenry – this does not seem different than originally proposed and have concerns as to why the existing building can't just be renovated. Ludwig agrees with this. Garlatti is concerned, as is board engineer, that the grading plan is not complete for the board presentation.

Motion to Accept with conditions: Garlatti

Second: Jones

	Yes	No	Abstain
Suzanne Ludwig		x	
Linda Hunter		x	
David Fitzhenry		x	
Joseph Catanese			
Dayra Azcona		x	
Michael Drulis (Class I)		x	
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)		x	
Josepha Rojas(Alternate #1)		x	

Carly Neubauer(Alternate #2)		x	
------------------------------	--	---	--

VII. NEW BUSINESS

A. None

Adjournment: