

**CITY OF NEW BRUNSWICK  
PLANNING BOARD  
FEBRUARY 19TH, 2013  
AGENDA  
7:30 p.m.**

**I. ROLL CALL**

x	Suzanne Ludwig
	Linda Hunter
	David Fitzhenry
x	Joseph Catanese
x	Dayra Azcona
	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. MINUTES OF THE BOARD'S JANUARY 8<sup>TH</sup>, 2013 MEETING**

**Motion: Jones**

**Second: Garlatti**

**Approved by voice vote.**

**V. COMMUNICATIONS AND REPORTS**

**Resolutions of Memorialization**

**Resolutions for Denied Applications:**

- 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**

Motion to Accept: Jones

Second: Azcona

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

## VI. OLD BUSINESS

None

## VII. NEW BUSINESS

- A. MATRIX UPPER LOT URBAN RENEWAL, LLC, PB-2013-02**, Site plan application for the construction of a multi-family dwelling with associated parking garage located at the intersection of New Street and Neilson Street, Block 117.01 Lot 3, Zoning District: C-4

Charles Liebling, Esq – project was approved for site plan approval for 373 units and parking in July, an amendment was made in October to add an additional level of parking. The applicant is seeking an additional amendment to add 20 dwelling units and 5 parking spaces to have 394 units and 550 parking spaces. None of the changes affect the previously approved design exceptions.

Michael McKenna, Engineer -

A-1 rendered landscape plan – the project is adding to the footprint of the building in the front and moving the pool to the roof of the project. Additionally, a bike lane is proposed for Liberty Street.

He reviewed the history of the project and summarized what is proposed and how the project circulation will operate.

A-2 building elevations – he described the proposed architectural elevations.

Public: None

Motion to Accept with conditions cited by Secretary Patterson : Garlatti

Second: Jones

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

Motion to approve a temporary approval resolution conditioned on a permanent resolution being approved subsequently. : Garlatti

Second: Rojas

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

**B. RUTGERS UNIVERSITY, S31-2013-01, Section 31 Master Plan**  
 Consistency review for the plans to construct an addition to a Rutgers  
 owned building located at 192 College Avenue, Block 91 Lot: 39.01 Zoning  
 District: IN-1

Ms. Garlatti recused herself and left the meeting as she has a conflict with the Rutgers application as she is employed by the NJ Dept. of Higher Education.

Robert Roessener, Esq – the project is an expansion of an existing Rutgers building on College and Huntington.

Frank Wong – Director of Campus Planning – The property is diagonal from the School of Communications and Information and will be used to expand their space to accommodate their growth needs.

Exhibit B – existing site conditions photo showing a house-like structure owned by Rutgers and used for staff space. The new building will be on the same lot but not attached to the existing building. It will be used for staff offices and meetings.

Exhibit c – rendering of the proposed new building  
 The building style will be similar to the existing building in character. He believes the project complies with the City and Rutgers master plan.

Roessener – though notice is not required it was done.

Patterson – reviewed the city master plan statements regarding development by the university in the CAC campus area.

Public : None

Motion to find that the proposed development is in accord with the City of New Brunswick’s Master Plan: Jones

Second: Azcona

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

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

Motion to Adjourn

Second:

Voice vote:Yes

No: None

Adjourned