

**CITY OF NEW BRUNSWICK
PLANNING BOARD
JUNE 11TH, 2013
MINUTES
7:30 p.m.**

I. ROLL CALL

X	Suzanne Ludwig
X	Linda Hunter
	David Fitzhenry
	Joseph Catanese
X	Dayra Azcona
x	Andy Kaplan
X	Michael Drulis (Class I)
X	Kevin Jones (Class II)
	Betsy Garlatti (Class III)
	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 MAY 14TH, 2013 MEETING

MOTION: HUNTER

SECOND: JONES

V. COMMUNICATIONS AND REPORTS

Resolutions of Memorialization

- A. ROBERT WOOD JOHNSON UNIVERSITY HOSPITAL, PB-2012-34, Site plan and variance application for the construction of a multi-story parking garage and office building located at 25 French Street and 150 Somerset Street Block 24.01, Lots 1.01 and 7.01, Zoning District: D-HI**

Motion to Accept: Jones

Second: Hunter

	Yes	No	Abstain
Suzanne Ludwig	X		
Linda Hunter	X		
David Fitzhenry			

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

VI. OLD BUSINESS

None

VII. NEW BUSINESS

A. KARIM BANDY dba as 243 LIVINGSTON ASSOCIATES, LLC PB-2012-18, Site plan and variance application for the construction of a handicap ramp located at 243 Livingston Avenue, Block 247, Lot 1, Zoning District: C-3A

Michael Gast, Esq

Application is to add a handicapped ramp along the Power Street side and it creates a front yard set back setback violation. Additionally, a parking variance is necessary but there is no expansion of the building. It is to legalize the existing condition.

Gregory Waga, Archt. –

The existing building is a 2.5 story building previously used as a chiropractors office. It is currently vacant. The proposal is to retain the existing footprint and to add a handicapped ramp.

There are 5 parking spaces on the lot, with one being h/c accessible. There is no additional room to add parking.

Landscaping will be added to the buffer areas. Lighting will be provided off a station and details will be provided to the City’s Principal Planner.

Bucca – the ramp is required by code to allow the permitted use in the building and the location on Powers Street would have the least impact? Waga – Yes.

Karim Bandy, Owner –

The intention is to use the property for a chiropractic office. He will comply with the engineering and planning reports. The office will have about 2 employees.

Public:
None

Garlatti – the plan will improve the building and allow it to be occupied.

Motion to Accept with conditions as stated: Garlatti

Second: Jones

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

B. SAINT PETERS UNIVERSITY HOSPITAL, PB-2013-11, Site plan and variance application for the installation of a generator located at 254 Easton Avenue, Block 62, Lot 19, Zoning District: HI

Sandy Gallicio, Esq.

Project seeks amended final site plan approval and two setback variances in relation to PSEG switching gear that has to be located in a location to avoid a sewer easement area. The location is technically in a front yard and this creates two variances.

Mario Ianelli, Engineer

A-1 approved site plan showing the proposed original location

A-2 site plan showing the new proposed location.

The location was moved to stay out of a sewer easement area. This movement closer to the right-of-way creates a variance. However, the street in this area has the appearance of being within the hospital property and does not appear as a front yard.

The transformers are necessary to allow the power to access the hospital. This power system is the main power system to the hospital.

Gwyndolyn Ratliff, PSEG

There were liability issues with the previous electrical service and this will upgrade the service to the hospital. The transformer is needed to make the electrical service work. The transformer has to be located near the switch gear. The transformers may emit a sound but are relatively quiet.

John Chadwick, Planner

The project meets both C1 and C2 criteria for the variances. The surrounding hospital area has cooling towers. The C1 standard is met due to the sewer easement constraining the site creating the hardship. On C2, this is a hospital and providing power to the hospital is necessary. There is negligible detriments and it supports the beneficial hospital use.

Public:

None

Motion to Accept with Conditions as Stated: Drulis

Second:Garlatti

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

VIII. EXECUTIVE SESSION

A. DAVID NAIM ABISLEIMAN VS 135 SOMERSET MEWS, LLC, et al.

Ben Bucca – Planning Bd was served with a lawsuit regarding 135 Somerset and Abiesleiman. The lawsuit deals with the easement rights of Abislieman. Abislieman has filed the suit, naming the Planning Board. The challenge seems

to be to define the easement rights, not the Board's decision. The case may run 6-8 months. Typically, there is an automatic stay on construction.

Motion to Authorized Board Attorney Ben Bucca to Represent The Board in the Above Matter: Hunter

Second: Drulis

All in favor.

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

Adjourn:

Garlatti

Drulis