

**CITY OF NEW BRUNSWICK
PLANNING BOARD
SEPTEMBER 10TH, 2013
AGENDA
7:30 p.m.**

I. ROLL CALL

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

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS AUGUST 13TH, 2013 MEETING

Motion to approve: Garlatti

Second: Kaplan

V. COMMUNICATIONS AND REPORTS

Resolutions of Memorialization

- A. 173 LIVINGSTON AVE, LLC, PB-2013-17,)** 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 approve: Garlatti

Second: Kaplan

	Yes	No	Abstain
Suzanne Ludwig	X		
Linda Hunter			

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

VI. OLD BUSINESS

None

VII. NEW BUSINESS

- A. NEW BRUNSWICK DEVELOPMENT CORPORATION, PB-2013-20**, Site plan application for the construction of a mixed-use building located at 46 College Avenue, Block 54, Lot 1.01, Zoning District: College Avenue Redevelopment Area 3

Ms. Garlatti recused herself from this and the succeeding application as she is employed by the State of NJ. She left the meeting room.

Mr. Kaplan recused himself as he in an employee of Rutgers. He left the meeting room.

Tom Kelso, Esq. – The project has already received preliminary site plan approval from the Board and it is done pursuant to the approved redevelopment plan. The project has retail, public plaza and student housing. The housing will have 468 beds. The retail space will be less than 20,000 sf.

The plans presented tonight have evolved since preliminary approval but are substantially similar to what was approved. Final approval is sought tonight.

Christian Roche, Engineer

A-1 aerial photo of the existing site

A-2 site plan rendering

No variances are sought for the project. The site was used as a surface parking lot and for a Rutgers office facility.

The mixed use development has 468 beds and about 12,000 sf of retail. The applicant seeks flexibility in the retail amount of square footage, with 15,000 sf being the maximum. This does not change the parking requirement as no parking is required for retail area of less than 20,000 sf. The changes in square footage would be from internal layout changes. If the building footprint is expanded by more than 1,500 sf, the applicant must return to the board, as they would if they also created a design waiver or variance. If the change is less than 15,000 sf total retail with a footprint change of less than 1,500 sf, with no design waiver or variance, this will be considered a de minimus change.

The 20 ft wide pedestrian crosswalk will be maintained across College Ave with in-street signage to provide pedestrian safety. At College and Hamilton, double handicapped ramps will be constructed.

A one-way service drive will be provided on the west side that will accommodate a box truck for deliveries. There should be limited deliveries for the proposed retail. A striped out loading zone will be provided on Union Street for any potential larger trucks and for move-in, move-out.

There is no parking on-site as the redevelopment plan provides for this as the retail is designed to be primarily walk-up. Also the nearby Gateway parking deck is available for parking.

A-3 Landscape materials board 1 and A-4, board 2

Mr. Drulis arrived at the meeting

Mr. Roche described the types of landscaping proposed.

The interior plaza will have a variety of seating types with a combination of hard and landscaped surfaces.

Lighting along College Ave will be the standard Rutgers lighting. Other lighting types will be provided at other locations.

The plan is substantially the same as presented for preliminary approval with improvements made at the suggestion of the review staff.

Visible crosswalks and handicapped ramps will be installed at Union and Hamilton. The landscaping proposed in the city ROW will be removed as it is not protected from the pedestrian traffic and is likely to be trampled.

The parking from the existing surface lot has been accommodated into existing parking areas at Rutgers and Gateway.

The Scott Hall bus stop will be replaced by Rutgers but as a separate project from the development of this project.

David Manfredi, Architect

A-5 Rendered architectural site plan

A-6 ground floor plan

A-7 2nd floor plan

A-9 Perspective elevation

A-10 Courtyard perspective elevation

A-11 building elevation

A-12 building elevation

Retail restaurant space will be on the ground floor to activate the public plaza area. Tenants will face both the street and the plaza. There are two stand-alone pavilion buildings. Residential space starts on the 2nd floor.

The buildings are primarily clad in terra cotta. The material will recall the façade materials used on Voorhees Mall. The ground floor is primarily glass. The pavilion buildings and the plaza area are intended to be the focal point of the project.

Public:

Mike Manzella: Will the traffic signal at College and Hamilton be upgraded. Roche – No

Manzella – will there be stop signs to go with the stop bar. Roche – No, they are part of the stop for the pedestrian system.

Manzella – are the sidewalks wide enough. Roche – yes they comply with standards.

Charlie Kratovil: Is the parking garage on another site still a part of this project?

Manfredi – No

Kratovil – what is the status of the bus stop during construction.

Roche – as a new pedestrian pattern is introduced there is an adjustment period.

Additionally, the situation is being monitored and changes and improvements have been made to improve the situation. The existing sidewalk has been reopened and are seeking a balance between providing safety during construction and pedestrian safety.

The bus stop geometry has been changed to create more sight distance from the crosswalk so as to increase pedestrian safety.

Board discussion:

Hunter

Motion to approve the application made by Linda Hunter

Motion was seconded by Mr. Jones.

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

B. COLLEGE AVENUE REDEVELOPMENT ASSOCIATES, LLC ON BEHALF OF RUTGERS UNIVERSITY, S31-2013-04, Section 31 Master Plan Consistency review for the plans to construct facilities for Rutgers, the State University located on Block 94 Lots: 16.05, 5.01, and a portion of 1.02 in Zoning District: IN-1/College Avenue Redevelopment Area 1.

Tom kelso, Esq. – This project is a Section 31 review as Rutgers is the user of this site. The board previously reviewed this project but the project has changed since then so the project is seeking a new review.

There are no engineering changes compared to the previous plans. The changes are architectural in nature.

David Manfredi, Archt. –

A-1 site plan

A-2 Rendering from Seminary Place from SE

A-3 Rendering from Seminary Place from SW

A-4 Ground floor plan

A-5 Upper floor plans

A-6 Rendering of honors college looking north

A-7 Rendering of honors college looking south

A-8 Rendering of honors college courtyard

The project will have a 500-bed honors college and new lecture hall/ academic space. The site has significant grade change.

A 2nd crosswalk is proposed from Voorhees Mall. The pedestrian pathways through the site and through the building are accessible and accommodate the grade change.

The buildings are clad in limestone with brick accents.

The honors college ground floor has common area spaces. The upper floors will have residential space.

Mr. Patterson reviewed how the project complied with the master plan goals for the IN-1 zone and the redevelopment plan previously reviewed by the Board.

Public:

Charlie Kratovil asked about the construction start and completion dates. He further asked about pedestrian logistics during construction.

Motion to find the application consistent with the master plan: Drulis

Second: Hunter

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

Adjourn: 9:05