

**CITY OF NEW BRUNSWICK
PLANNING BOARD
NOVEMBER 12TH, 2013
MINUTES
7:30 p.m.**

I. ROLL CALL

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

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS OCTOBER 08TH, 2013 MEETING

Motion: Catanese

Second: Kaplan

Approved by voice vote

V. COMMUNICATIONS AND REPORTS

Resolutions of Memorialization

A. None.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

A. WENNER BREAD PRODUCTS, INC, PB-2013-23, Site plan and variance application for the construction of an addition and several accessory structures at the property located at 571 Jersey Avenue, Block 596.01, Lot: 16.05, Zoning District: I-2

Peter Flannery, Esq.

Application for 571 Jersey Ave to convert existing warehouse building to a commercial bakery facility with a 25,000 sf addition in Phase 2, 8 grain silos in Phase 1 and a rail siding in Phase 3. Variances are requested for side yard setback, coverage and accessory building height

James Gallagher, Engineer

A-1 Colorized site plan

Property is surrounded by industrial properties and in across the street from the Jersey Ave train station. There is an existing 350,000 sf warehouse building. There is a utility and vehicle easement to the rear of the property. Wenner will only use the vehicle easement for emergency access. The warehouse will be renovated for use as office space related to the bakery use and the bakery manufacturing use. There are 367 existing parking spaces with 352 spaces required. Eight (8) grain silos will be constructed. The grain silos will be at elevation 142 ft or less. An identification sign will be located on the northern side of the property.

The project is proposed in 3 phases but the applicant may combine them to construct at one time if they need to.

There are two access driveways to the property from Jersey Avenue. Trucks will enter primarily from the southern driveway. There are 19 loading docks on the building on the various facades.

Stormwater is handled through an existing basin. There is no change in the runoff from the site. The applicant will clean out the basin and remove vegetation, including on the embankments of all 3 basins. The outlet structure will also be inspected to ensure that it is compliant.

The site lighting complies with the City's ordinance and LED lighting will be used.

The grain silos in the rear of the property will be 45 ft with a rail on top of 5 ft for a total of 50 ft. The silos are used for flour storage.

Thirteen trees will be added.

Kaplan: are there existing sidewalks and pedestrian improvements?

Gallagher: There are existing sidewalks.

Patterson: the owner is responsible for repairing damaged sidewalks per City ordinance

Jeffery Monte, CEO of Wenner Bread

Wenner is moving due to good local workforce, rail access to reduce truck traffic, the building is large enough to consolidate operations and allow for growth. There are also good incentives from the State of NJ. Wenner expects to bring in about 250 jobs as the facility grows. The station is also across from the Jersey Avenue train station.

Paul Ricci, Planner

A-2 Set of Photo Handouts with 3 sheets

Sheet 1, Bing aerial photo of the neighborhood.

Sheet 2, Collage of 4 photos of the site

Sheet 3, 2nd Collage of 4 photos of the site

Variances requested for building coverage of 40.6% where 35% permitted, grain silo accessory height of 50 ft which is the allowable principle building height and existing variance condition for the side yard setback.

The variances have positive consequences as allows the existing building to be repurposed with the potential for 250 jobs and a use that is compatible with the surrounding area. Landscaping will be added to screen the building and parking area from the street to improve the visual environment of the area. The rail spur will be improved to reduce truck traffic on the road. The site is also near mass transit facilities.

The deviations are minor in nature. The variances do not conflict with the purpose of the zoning district and promotes the general welfare, provides appropriate space for the use and promotes a good visual environment. The height of the silos, which are accessory buildings, meet the height limit for a principal building. The silos also meet the intent of the ordinance by locating the silos in an area within the principal building area.

The building coverage has a small variance but complies with the FAR for the zone, so the intensity of the building is significantly less than is allowed. The impervious coverage also complies and the parking standard is met.

There are no negative impacts from the requested variances and many positive impacts from the proposed development and jobs. The variances can be granted without a detriment to the zoning ordinance and zone plan.

Kaplan: are the height variances C variances?

Ricci: Yes

Flannery: will comply with the Engineering memo except for comment #5 as feel it is unnecessary

Public:

None

Motion to approve with conditions cited: Catanese

Second: Garlatti

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

- B. ROBERT WOOD JOHNSON UNIVERSITY HOSPITAL, PB-2013-22,** Site plan and variance application for the construction of a multi-story addition located at 25 French Street aka 150 Somerset Street, Block 24.01, Lot 1.01, Zoning District: D-HI

Thomas Kelso, Esq.

Preliminary and final site plan approval for a 7 story office addition to the existing South Tower that will include office, operating rooms and other hospital rooms. A variance is requested for a front yard variance with 0 ft provided and 10 ft. required.

David Bogle, RWJUH VP of Construction Services

Three floors of hospital beds will be constructed to comply with new standards for private rooms. The patient count will not increase. Operating rooms and offices will also be added.

A 3 story addition will be added to the existing 4 story building. The building is served by the existing elevators within the hospital. It will also add an enhanced French St. façade to the hospital so that French Street no longer looks like the back door of the hospital. The project will also allow for relocation of the ambulance facility to free up ambulance space outside the ER department.

Christian Roche, Engineer

A-1 Site Aerial

The site is within the existing 8+ acres hospital campus and only takes up .75 acres.

A-2 Proposed Site Plan

A-3 3D Rendering of the Building

There is little development activity at the ground level except for the ambulette facility. The hospital loading dock is adjacent to the site and will continue to operate as it does today.

The variance is for front yard setback as the building will encroach into the ROW over French Street. The building encroachment is about 4 ft.

The previously approved East Tower that is under construction will accommodate the parking demand for this project also. The hospital also leases 2600 parking spaces off site and meets its parking demand through these leased spaces.

Landscaping requirements will be met through a tree trust fund contribution.

Charles Griffin, Architect

Building exterior is primarily glass to provide a contrast with the existing brick. The existing cooling towers will also be screened.

A new entry for staff and public will be provided on French Street.

Susan Gruel, Planner

The site is in the DHI zone where this is a permitted use. The zone provides for the orderly expansion of the hospital. The variance is for the front yard set back. The variance can be granted on both a C1 and C2 basis. The hardship relates to the need to expand the hospital to meet demand on a site with a limited area. The variance is justified on a C2 basis as the project substantially improves the aesthetics of a rather boring streetscape. Most other buildings have a 0 ft setback in the area. There are no detriments as the building provides for a needed expansion and provides a needed secondary entrance to the hospital.

Kaplan: Will this affect natural light getting to the street level?

Gruel: No, it will not negatively impact this.

Kelso: the applicant will comply with the City Engineering and Bignell planning memo.

Public:

None

Board Comment:

Garlatti: excited that hospital is improving the French St streetscape finally.
Catanese: He agrees with Garlatti's comments

Motion to approve with conditions as cited: Garlatti
Second: Hunter

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

Adjourned