

**CITY OF NEW BRUNSWICK
PLANNING BOARD
JANUARY 14TH, 2014
MINUTES
7:30 p.m.**

I. ROLL CALL

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

Motion to approve made by: Garlatti

Second: Catanese

Approved unanimously by voice vote

	Yes	No	Abstain
Suzanne Ludwig			
Linda Hunter			
David Fitzhenry			
Joseph Catanese			
Dayra Azcona			
Carly Neubauer			
Clary Azcona (Class I)			

Kevin Jones (Class II)			
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)			
Andy Kaplan (Alternate #2)			

Nomination and Appointment of Vice-Chairperson
 Nomination: Linda Hunter
 Motion to approve made by: Fitzhenry
 Second: Catanese

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

Nomination and Appointment of Secretary
 Nomination: Glenn Patterson
 Motion to approve made by: Hunter
 Second: Garlatti

	Yes	No	Abstain
Suzanne Ludwig			
Linda Hunter			
David Fitzhenry			
Joseph Catanese			
Dayra Azcona			
Carly Neubauer			
Clary Azcona (Class I)			

Kevin Jones (Class II)			
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)			
Andy Kaplan (Alternate #2)			

Appointment of Board Attorney
Nomination: Ben Bucca
Motion to approve made by: Garlatti
Second: Fitzhenry

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

Appointment of Board Planner
Nomination: Bignell and Associates
Motion to approve made by: Catanese
Second: Garlatti

	Yes	No	Abstain
Suzanne Ludwig			
Linda Hunter			
David Fitzhenry			
Joseph Catanese			
Dayra Azcona			
Carly Neubauer			
Clary Azcona (Class I)			

Kevin Jones (Class II)			
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)			
Andy Kaplan (Alternate #2)			

Appointment of Secondary/Conflict Planner
Nomination: Planning Staff
Motion by:
Second:

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

Appointment of Board Engineer
Nomination: City Engineer (Tom Guldin)
Motion to approve made by: Garlatti
Second: Fitzhenry

	Yes	No	Abstain
Suzanne Ludwig			
Linda Hunter			
David Fitzhenry			
Joseph Catanese			
Dayra Azcona			
Carly Neubauer			
Clary Azcona (Class I)			

Kevin Jones (Class II)			
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)			
Andy Kaplan (Alternate #2)			

Appointment of Secondary/Conflict Engineer
Nomination: Delaware and Raritan Engineering
Motion to approve made by: Catanese
Second: Garlatti

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

Appointment of Hydraulic Modeling/Water System Capacity Engineer and
Traffic Analysis
Nomination: Hatch Mott McDonald
Motion to approve made by: Catanese
Second: Fitzhenry

	Yes	No	Abstain
Suzanne Ludwig			
Linda Hunter			
David Fitzhenry			
Joseph Catanese			
Dayra Azcona			
Carly Neubauer			
Clary Azcona (Class I)			

Kevin Jones (Class II)			
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)			
Andy Kaplan (Alternate #2)			

Adopt meeting schedule for 2014 through January 2015
 Motion to approve made by: Garlatti
 Second: Fitzhenry

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

Designation of Minor Site Plan Committee (By appointment by Chairman)
 Kevin Jones and Technical Advisory Committee

Designation of Minor Subdivision Committee (By appointment by
 Chairman)
 Kevin Jones, Claribel Azcona, Betsy Garlatti and Technical Advisory
 Committee

V. MINUTES OF THE BOARDS NOVEMBER 12, 2013 MEETING

Motion by: Garlatti
 Second: Hunter

	Yes	No	Abstain
Suzanne Ludwig			
Linda Hunter			
David Fitzhenry			

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

VI. COMMUNICATIONS AND REPORTS
Resolutions of Memorialization

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

Motion by: Garlatti
Second: Catanese

	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)			
Andy Kaplan (Alternate #2)			

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

Motion to approve made by: 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)			

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

- A. NEW BRUNSWICK DEVELOPMENT CORPORATION- PB-2013-26,**
 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 3

Garlatti recused herself from the hearing as she works for the State of NJ Dept. of Higher Education

Tom Kelso, Esq. – A new application is being presented that is similar to the one previously approved by the Board. The project has 136 residential units with retail. There are no variances and the project complies with the redevelopment plan standards.

Merissa Buczny, SVP of New Brunswick Development Corp.
 Rutgers and Devco have been in discussions since the original approval. Rutgers has expressed an preference to have one central core in the building rather than two. Therefore, the building volume has been adjusted to accommodate this. The components of the project are generally the same as previously approved.

David Manfredi, Architect
 A-1, Rendered site plan of the site

The footprint of the building is almost the same as originally approved. There is a large publicly accessible commons in the center with building surrounding it on three sides.

The core of the building has been reconfigured. The highest area was along the adjacent property side. The height has been moved further back from College Ave. The height remains the same. The site circulation and building entrances remains the same. The retail configuration is still be finalized but will remain within what is allowable.

A-2 Rendering of building perspective from southeast corner of the site
The retail will remain on the ground floor. The cladding is terra cotta in three colors and is similar to what was previously approved. The massing has been moved to the center of the site and allows for a single central core.

A-3 Rendering of College Ave Elevation

A-4 Rendering of North Elevation

A-5 Rendering of Union St. Elevation

A-6 Rendering of Hamilton St. Elevation – a pedestrian walkway is provided through this elevation to allow pedestrians to cut through the site.

The video screen is mounted on the pavilion building and is the same location as originally approved.

Fitzhenry – what was intent of the original massing?

Manfredi – it was originally felt it broke the massing up more, but this allows a better configuration

Christian Roche, Engineer

A-7 Site Plan

The building footprint is relatively unchanged. The service drive on the north side remains. The College Ave crosswalk is proposed to be improved and they will work with Rutgers to improve the bus shelter.

As they are providing less than 20,000 sf of retail and most of it is walk-up retail, there is no on-site parking required.

Bucca – are there any conditions from the original approval that would not carry through to this approval?

Kelso – The retail area is now 15,372 sf, so the retail flexibility condition needs to be revised to reflect 15,372 sf rather than 15,000 sf as originally approved. All other conditions can carried through.

The loading zone on Union Street is to provide for larger trucks on days such as moving day. Normal delivery trucks, such as UPS trucks, will use the service driveway.

In the interior courtyard, the landscaping is similar but the decking on the west side is being extended from the original approval.

The bike racks are being moved outside but will be in a covered area. It will be on the Union Street side.

The applicant will contribute to the cost of a traffic study to be done in the area.

Currently there are 170 parking spaces on the site. The amount of vehicle trips will be significantly reduced by the project. Rutgers is considering a parking facility on Union Street at the location of an existing surface lot.

Public:

Charlie Kratovil,

When will construction start?

Buczny – looking at September.

Is there a timeline for the parking deck?

Buczny – No. The Union Street parking does not service this building.

Are the units number the same?

Buczny – there are a few less beds in the building now.

When will the bus shelter be upgraded?

Buczny – A shelter will be built as part of this project. It will be done by Rutgers.

Roche – shelter is located during construction to be away from the dangers of the construction. The new one will be constructed towards the end of construction.

Why can't Rutgers run the buses differently?

Patterson – Board doesn't have power to have Rutgers change bus routes but Rutgers staff have heard your comments.

Why were grease trucks moved at this time?

Buczny – to allow for environmental remediation

Board Comment:

Catanese – Feels the improvements are good and project is viable.

Motion to approve made by: Catanese

Second: Jones

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

Clary Azcona (Class I)	X		
Kevin Jones (Class II)	X		
Betsy Garlatti (Class III)			
Josepha Rojas(Alternate #1)			
Andy Kaplan (Alternate #2)			

B. CONSTRUCTION MANAGEMENT ASSOCIATES, PB-2013-25, Site plan and variance application for the construction of a residential building located at 17 Mine Street, Block 71 Lot: 4.01, Zoning District: IN-1 and Redevelopment Area 2

The application was not heard by the Board at the meeting as the applicant became aware of a notice defect. The applicant will re-notice for the application hearing.

Adjournment