

Planning Board
City of New Brunswick
June 12, 2012

Roll Call:

x	Robert Colonna, Chair
x	Linda Hunter
x	David Fitzhenry
	Suzanne Ludwig
	Maria Torrisi
	Tom Valenti
	Michael Drulis (Class I)
x	Kevin Jones (Class II)
	Betsy Garlatti (Class III)
	Luis Berrios (Alternate #1)
x	Tony Barber (Alternate #2)

Open Public Meetings Statement was read

Salute to the Flag

Minutes

Approval of the minutes of the Board's May 8 meeting

Motion by: Fitzhenry

Second by: Hunter

Approved unanimously

Resolutions of Memorialization:

1002 Jersey Ave, LLC PB-2012-09, 1002 Jersey Ave, Block 598, Lot 16

Motion by: Hunter

Second by: Fitzhenry

Approved by: Colonna, Hunter, Fitzhenry, Jones

Arkady Mushailov, PB-2012-07, 23 Georges Rd, Block 235 Lot 3.01

Motion by: Hunter

Second by: Fitzhenry

Approved by: Colonna, Hunter, Fitzhenry, Jones, Barber

115 Easton Ave Associates, LLC, PB-2012-06, Block 71 Lot 26

Motion by: Fitzhenry

Second by: Jones

Approved by: Colonna, Hunter, Fitzhenry, Jones, Barber

Old Business:
None

New Business:
Somerset Street Urban Renewal, LLC, PB-2012-17, 5 Easton Ave., Block 45, Lot 11.01
Variance for sign installation,

Application postponed until the July 10, 2012 mtg as applicant was not prepared to present tonight. An announcement of the new date and time was made to the public. No additional notice will be required.

Spectrum Chemical, PB-2012-13, 769 Jersey Ave., Block 597 Lot 13
Site plan application

Pat Bradshaw, Esq.,
Applicant seeks to expand the existing parking lot. The impervious coverage will actually be reduced as bad paving is redone and other is taken out.

Greg Domolowski, Eng
A-1- site plan
A-2 existing conditions plan

There are 20 existing parking spaces where the improvements are proposed. 51 additional spaces will be added, including 3 h/c spaces and 4 visitor spaces. The plan consolidates existing parking areas. The lot will be lit in compliance with City standards. Storm water volume will be reduced and quality improved due to less impervious surface.

A design waiver to provide at 24' wide access driveway, which exists today, instead of the 30' proposed in the standards. The drive access is only used by employees with no trucks.

The applicant will comply with the City Engineer's report and the Bignell planning report.

Public:
None

Motion: Hunter
Second: Fitzhenry

	Yes	No	Abstain
Robert Colonna, Chair	x		
Linda Hunter	x		

David Fitzhenry	x		
Suzanne Ludwig			
Maria Torrisi			
Tom Valenti			
Michael Drulis (Class I)			
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)			
Luis Berrios (Alternate #1)			
Tony Barber (Alternate #2)	x		

Matrix Upper Lot Urban Renewal, LLC, PB-2012-14, New & Neilson Sts, Block 117.01 Lot 3
Site plan application

Charles Liebling, Esq.

Project is for 373 apartment units and 464 parking space garage. The project is pedestrian friendly, has 2 design waivers and 1 minor variance.

Michael McKenna, Eng,

A-1 aerial photo

The site is currently a surface parking lot.

A-2 rendered site plan

Building fronts on Neilson St. with a court yard off Neilson St. with a drop off area. A parking garage is tucked in behind the building. Access to the garage is off of New Street. A pool is provided as an amenity, along with green space area.

A-3 utility plan

Water and sewer comes off Neilson Street. Runoff goes towards Neilson Street. Water may need to come off of New Street.

Residential floors will exist directly into the garage.

The garage is buffered by the proposed building with only the exit exposed to the street and some facade that is recessed. This is a design waiver.

Bicycle parking will be provided adjacent to the loading area. They will meet the redevelopment plan requirement for the number of spaces.

The dumpster area is screened on 3 sides. The 4th side is exposed but recessed from the street by 80' and are seeking a waiver on the screening for the 4th side.

The front court yards are not lit as they are not intended for pedestrian circulation.

Pedestrians can exit the building on Neilson, Liberty or through the adjacent office buildings.

City Engineer recommended no left turns out onto New Street. The applicant wishes to have lefts permitted onto New Street at non-peak times. The applicant and City Engineer will review accident reports and determine if any hours are appropriate for left turns.

Liberty Street will be realigned, per the redevelopment plan, to narrow the neck at Neilson Street. This improves pedestrian safety. Sidewalks along Liberty will also be widened. A bump out on the Wolfson Deck side will also be added to reduce the pedestrian distance and provide a better site visibility for cars on Liberty.

Russell Tepper, VP Matrix Development

The 464 space parking garage will serve the residential community and part of the adjacent office buildings. The two uses have different peak loads, allowing sharing so some spaces. Additionally, they will lease 80 spaces from NBPA at the Morris St. garage. These will not be leased directly but NBPA will make 80 spaces available for lease by tenants.

Public:

None

Motion: Fitzhenry

Second: Jones

	Yes	No	Abstain
Robert Colonna, Chair	x		
Linda Hunter	x		
David Fitzhenry	x		
Suzanne Ludwig			
Maria Torrisi			
Tom Valenti			
Michael Drulis (Class I)			
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)			
Luis Berrios (Alternate #1)			
Tony Barber (Alternate #2)	x		

St. Peter's University Hospital, PB-2012-15, 123 How Lane, Block 597.04, Lots 2.01 & 1.01

Charles Liebling, Esq

Site plan approval for an expanded parking lot at 123 How Lane. The additional lot is on the former veterinary hospital. The lots will be merged if approved.

Mario Ianelli, Eng.

A-1 Aerial photo

The site is adjacent to the existing SPUH How Lane facility. The two lots will be merged. 107 new spaces will be added, of which 23 will be handicapped spaces. The access drive to the veterinary facility will be abandoned. The parking lot circulation will be restriped to provide an efficient pattern. The project conforms with storm water standards.

A planted berm will be constructed on the How Lane frontage to screen the parking lot. New curbs and sidewalks will be constructed along How Lane, per the County's requirements.

Public: None

Motion: Fitzhenry

Second: Hunter

	Yes	No	Abstain
Robert Colonna, Chair	x		
Linda Hunter	x		
David Fitzhenry	x		
Suzanne Ludwig			
Maria Torrisi			
Tom Valenti			
Michael Drulis (Class I)			
Kevin Jones (Class II)	x		
Betsy Garlatti (Class III)			
Luis Berrios (Alternate #1)			
Tony Barber (Alternate #2)	x		

Adjournment 9:00