

CITY OF NEW BRUNSWICK
PLANNING BOARD
OCTOBER 9TH, 2012

Minutes

I. ROLL CALL

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

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARD'S SEPTEMBER 11TH, 2012 meeting

Motion: Garlatti

Second: Ludwig

Approved Unanimously

V. COMMUNICATIONS AND REPORTS

Resolutions of Memorialization

- A. SAINT PETERS UNIVERSITY HOSPITAL, PB-2012-21, Site plan and variance application for the site modifications and façade changes located at 254 Easton Avenue, Block 449 Lot 1.01 Zoning District: HI

Motion to Approve: Garlatti

Second: Barber

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

B. SEMINARY REDEVELOPMENT URBAN RENEWAL ASSOCIATES, LLC AND NEW BRUNSWICK THEOLOGICAL SEMINARY, PB-2012-22, Site plan and variance application for the redevelopment of the existing Seminary parcel located at Block 94, Lots 1.02 and 5.01, Zoning District: IN-1

Motion to Approve: Garlatti

Second: Berrios

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

VI. NEW BUSINESS

A. MATRIX UPPER LOT URBAN RENEWAL, LLC, PB-2012-23, Site plan application for the construction of a multi-family dwelling with associated parking garage located at the intersection of New Street and Neilson Street, Block 117.01 Lot 3, Zoning District: C-4

Charles Liebling, Esq. - applicant is returning to Board for approval of an additional level to the approved parking deck. The addition does not change the design waivers or variances of the original application.

Michael McKenna, - Eng -

A-2 from original hearing (rendered site plan). McKenna described the overall site and proposed building. No foot prints of the buildings have changed. Many of the Board's engineers comments have been addressed since the original approval.

A-1 (not previously entered) rendering of the elevation from Liberty Street showing the garage with 7 levels instead of 6.

Liebling – the agreement to lease spaces from the NBPA is still in existence.

McKenna – there will be 564 spaces on site instead of 464 spaces as originally approved.

Public – None

Board discussion:Garlatti – the application amendment seems straight forward.

Motion to approve with conditions: Garlatti

Second: Fitzhenry

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

Tony Barber (Alternate #2)	x		
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B. RUTGERS UNIVERSITY (VIA GEORGE STREET PARKING, LLC), S31-2012-01, Section 31 Master Plan Consistency review for the plans to construct a parking deck for Rutgers University located at Block 53, Lot 1.01, Zoning District: IN-1

Glenn Patterson explained what a Section 31 master plan review is and what the Board is to consider, i.e., master plan consistency

Tom Kelso, Esq – Project is to develop a 4-story parking deck on an existing surface parking lot.

Sara Clarke, SVP of Devco, corporate parent of George St. Parking, LLC, which is developing the garage for Rutgers.

The garage will provide 380 spaces, an increase of 250 spaces over the existing surface lot. The project is part of the overall redevelopment of the College Ave campus, which includes the Seminary and other site. The deck will be used by existing parkers on the campus that will be relocated there.

The facade will use a brick facade and other elements to blend into the surrounding architecture. The deck will also improve traffic flow in the area as it is located closer to Rt. 18 and will eliminate cars traveling through the adjacent neighborhood.

Todd Helmer, Engineer.

The existing surface lot has 188 spaces and there will be a net gain of about 240 spaces. There will be 2 entrances from George Street to the deck. Both have substantial stacking room to reduce the chance of queing back onto George Street. The deck will be 4.5 levels with a double-threaded helix design with one-way traffic flow. There will be room for fire truck access into the interior of the site.

The architectural style will compliment the adjacent buildings and will use a brick facade. Sidewalks will be constructed along the frontage.

Rebecca Kose, engineer (civil) – the proposed drainage pattern will not change substantially from the existing. Some existing utilities will be relocated. Street trees will be provided along the frontage.

Patterson: The project is in the IN-1 zone which provides for higher educational uses. The project supports the projects in the College Ave Redevelopment Plan and the master plan calls for the upgrading of the educational facilities in this zone.

Fitzhenry – he agrees that the plan is consistent with the master plan but wants to see that

the architectural design is a higher standard.

Public -

Charlie Kratovil – Who is parking for?

Clarke – The deck is for faculty, staff and visitors.

Motion for consistency with the master plan: Garlatti

Second: Ludwig

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

VII. ADJOURNMENT