

**CITY OF NEW BRUNSWICK
PLANNING BOARD
DECEMBER 11TH, 2012
MINUTES
7:30 p.m.**

I. ROLL CALL

x	Robert Colonna, Chair
x	Linda Hunter
x	David Fitzhenry
x	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)

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARD'S NOVEMBER 13TH, 2012 MEETING

Motion: Ludwig

Second: Hunter

Approved unanimously

V. COMMUNICATIONS AND REPORTS

Resolutions of Memorialization

None.

VI. OLD BUSINESS

A. 173 LIVINGSTON AVENUE, LLC, PB-2012-24, Site plan and variance application for the construction of an addition located at 173 Livingston Avenue, Block 187, Lot 2, Zoning District: C-3A

The applicant requested to postpone to the January 8, 2013 in order to address technical issues with the application. Notice of the change and the new hearing date was given to the public at the meeting.

VII. NEW BUSINESS

A. NEW BRUNSWICK DEVELOPMENT CORPORATION- PB-2012-32, 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

Tom Kelso, Esq. -

Devco is the designated redeveloper for this site. The project is consistent with the redevelopment plan and no variances are sought. Devco will build and own this facility. Therefore, it is a site plan application and not a Section 31 project. Only preliminary site plan approval is sought tonight. The applicant will return to the board for final approval at a later date.

The project consists of a 146 unit apartment complex with 13,000 sf of ground floor retail plus support space. The project will support the undergraduate life of the campus.

Christian Roche, Engineer -

A-1 aerial photo of the project site. The site is about 1.5 acres and bordered by College, Hamilton and Union. The site is currently used as a surface parking lot and for the "grease trucks".

A-2 site plan rendering. The site proposes a mixed-use project with about 500 beds of student housing and retail. A "U"-shaped building of varying heights will front 3 sides of the site. The site will be open to College Avenue. The center of the site will be a public plaza area and which will also contain a single-story retail building of 2300 sf approximately. There will be ground floor retail in the U-shaped building.

No parking is provided on-site as the housing is part of the Rutgers-operated student housing program and the retail is less than 20,000 sf and more than half is proposed as walk up retail. The redevelopment plan exempts such projects from parking requirements. The building will be serviced from rear of the site (adjacent to the adjoining lots).

The College Ave. crosswalk will be shifted south of the access drive and have its visibility enhanced so that it is more clearly marked for all users.

Hunter – what is the status with the grease trucks?

Sarah Clarke, SVP of Devco – Rutgers is looking to relocate them temporarily to another location. Devco has been in discussions with the grease truck owners about other alternatives for their inclusion in the site.

David Manfredi, Archt. -

A-5 Site plan of redevelopment area

College Ave is a pedestrian spine in the campus and is also shared with vehicles.

This project includes 23,000 sf of open space in the center of the project.

A-6 site photographs

The area is currently used primarily for surface parking. It also has a major Rutgers bus stop adjacent to the lot.

A-7 Site/Floor Plan

The building are shaped around the center open green space. Retail uses line the College Ave and Hamilton St. areas. The green space is intended to be a place to come to. Additionally, the original Johnson House wall will be retained.

Entry to the residential units is from the interior green space and an entrance near Hamilton/Union. The building contains a large bike storage room and a screening room.

A-8 2nd floor plan

Most units are 4-bedroom with 2 bathrooms. There are some smaller 2 BR units.

The northern portion of the building is 15-stories tall, the Hamilton St. building is 6 stories and 4 stories along Union Street. The lower Union St. elevation provides a separation from the two other building wings and also allows for more sun into the site.

The interior green space can be used both passively and actively.

The building is designed to be “read” as a residential building.

A-10 Building Elevation

The interior courtyard will have green space with a single-story building.

The Hamilton Street facade will have a ground level passageway into the courtyard near Union Street.

Bucca: Why have the single-story building in the green space.

Manfredi – The design is modeled after Postal Sq. in Boston, which has been very successful. It activates the area and attracts people to the space to eat and hang out. It also supports the Rutgers bus stop by providing more shelter and grab and go food.

Public:

Charlie Kratovil – He likes the idea of an enhanced bus stop. He is also concerned about the fate of the grease trucks. He supports the public park and encourages it to be open 24/7. He asked what the construction timeline for the project is.

Sarah Clarke: The plan is to construct this simultaneously with the Rutgers academic buildings, but that is preliminary now.

Motion to Approve: Ludwig

Second: Fitzhenry

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

B. NEW BRUNSWICK DEVELOPMENT CORPORATION, NEW BRUNSWICK THEOLOGICAL SOCIETY, RUTGERS, AND RUTGERS HILLEL CORP- S31-2012-02, Section 31 Master Plan Consistency review for the plans to construct academic buildings and dormitories located at Block 94, Lots 1.02, 5.01 and 16.01, Zoning District: College Avenue Redevelopment Area

Tom Kelso, Esq – this review is for compliance with the City's Master Plan per Section 31 of the MLUL. The plan is in conformance with the City's redevelopment plan for the area, which in turn is consistent with the City's Master Plan for the area. The project will develop a 170,000 sf academic building for Rutgers and develop Honors College housing for Rutgers.

NB Seminary will deed about 5 acres to Devco for the development of the project. The project falls under Section 31 for review as the project will be owned by Rutgers upon completion of construction.

Rebecca Koze, Engineer – The site is located between Bishop Pl, Seminary Pl, George St and College Ave.. The Rutgers project will be developed on the eastern portion of the site. There will be two academic buildings to the south of the project site and three residential buildings to the north. The two academic buildings will be connected underground. No

parking is proposed on-site. There will be courtyards for use by the students and others. Loading is provided on-site.

The stormwater flow will be reduced by development of the project.

The project will comply with the comments in the City Engineer's memo..

Guldin – will this project be phased?

Sarah Clarke, SVP at Devco: Project construction is expected to commence in 2014 and will be done as one phase on this portion of the site.

Fitzhenry – when was Hillel acquired?

Clarke: There is an agreement between Rutgers and Hilles to swap properties.

David Manfredi, Archt -

The project allows the Voorhees Mall area to be extended through the Seminary block and connect to the campus area to the west.

The two academic buildings are connected underground to allow the greenway to carry through the site.

Building exteriors will be complementary to the existing facade materials used along Voorhees Mall.

Patterson: discussed the relationship of the project to the Master Plan in that it is in the IN-1 zone, the purpose of which is to support higher educational and institutional development, promotes pedestrian activity and develops the campus in a compact manner.

Public:

None

Motion to Approve: Fitzhenry

Second: Berrios

	Yes	No	Abstain
Robert Colonna, Chair	x		
Linda Hunter	x		
David Fitzhenry	x		

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

C. 30 VAN DYKE AVENUE URBAN RENEWAL, LLC, PB-2012-19, Site plan application for the construction of a parking area located at 30 Van Dyke Avenue, Block 596.01, Lot 16.01. Zoning District: I-2

Tom Kelso, Esq. -

Site plan approval to revise the existing development at 30 and 40 Van Dyke. It is the location where the NJ School Development Authority placed the temporary schools for use during construction of other schools. Only one of the buildings is still used as a school so an alternative use is proposed for the other building. The project has a parking variance, but this is a technical variance as the combined parking for 30 and 40 Van Dyke complies, but for just 30 Van Dyke there is a variance needed.

Robert Paulus, Principal of Wick Enterprises, the owner -

A-1 rendered site plan: The building is 107,000 sf. The building is occupied by the NJ Department of Children and Families. A storage building will also be constructed to provide space for maintenance equipment for NJDCF, as they do their own landscaping. There will be no services provided directly to family and children at this site. It will be used for administrative and training purposes.

The Board of Ed has been kept apprised of the NJDCF project. They have asked that the parking areas be segregated in the afternoon, but buses will be able to travel through the site to better suit the school's transportation needs.

William Lund, Engineer -

A-2 Existing Site Conditions

A larger parking area is proposed to be located between the two buildings. A playground will be maintained to the rear of the parking lot. The playground will be fenced off from the NJDCF space. As the school is only occupying one of the buildings, the larger grassed area is not needed.

Bus loading and unloading will occur behind 40 Van Dyke. The buses will exit through the rear of 30 Van Dyke. After the buses are finished, the fence gate between the two buildings will be closed.

The new parking will be used by NJDCF and signed for this use.

James DiBarbereri, Archt

A storage shed will be constructed at the rear of 30 Van Dyke and is 8' and 20' and will be used to store landscaping equipment.

A-3 building elevation

The building will be have a flat roof and split block exterior. The interior will be similar to the existing floor plan with some minor changes.

Elizabeth Dolan, Traffic Engineer

The change of use will balance out the peak volumes as the school and office/training facility are different. There will be acceptable operational levels of traffic. The site has ample space for the office parking along with the existing bus and teacher parking.

40 Van Dyke has a surplus of 29 spaces. 30 Van Dyke has a deficit of 21 spaces. The site overall has an excess of 8 spaces. The NJDCF expected staff and trainees will be less than you would have for general office space and therefore there will be less demand for the parking spaces than assumed by the ordinance. The maximum number of staff and trainees is expected to be 170 people. 247 parking spaces are provided.

Public:
None

Motion to Approve: Fitzhenry

Second: Ludwig

	Yes	No	Abstain
Robert Colonna, Chair	x		
Linda Hunter	x		
David Fitzhenry	x		
Suzanne Ludwig	x		
Maria Torrisi			
Tom Valenti			
Michael Drulis (Class I)			
Kevin Jones (Class II)			

Betsy Garlatti (Class III)			
Luis Berrios (Alternate #1)	x		
Tony Barber (Alternate #2)	x		

Motion to Adjourn: Hunter
Second: Fitzhenry
Approved Unanimously