

**CITY OF NEW BRUNSWICK  
PLANNING BOARD  
MAY 25<sup>ST</sup>, 2017  
MEETING MINUTES  
7:30 p.m.**

**I. ROLL CALL**

	Jeff Crum (Chairman)
X	David Fitzhenry
x	Nicole Burgos
X	John Petrolino
	Carly Neubauer
	Manuel Castenada
X	Clary Barber (Class I)
	Chris Stelatella (Class II)
x	Suzanne Sicorra-Ludwig (Class III)
X	Pierre Checo (Alternate #2)

**II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)**

**III. SALUTE TO THE FLAG**

**IV. MINUTES OF THE BOARDS May 8, 2017 MEETING**

Motion: Sicora-Ludwig  
Second: Barber  
Approved by unanimous voice vote

**V. RESOLUTIONS OF MEMORIALIZATION**

None

**VI. OLD BUSINESS**

- A. CULTURAL CENTER REDEVELOPMENT ASSOCIATES URBAN RENEWAL, LLC, #PB-2017-01**, Site plan and subdivision application pursuant to the standards set forth in the Cultural Center redevelopment plan for construction a mixed use development consisting of theaters, office space, residential units and parking facilities located at 9

Livingston Avenue, Block 12, Lots 13.01, 15.01 and 23.01, Zoning District: C-4

Mr. Patterson and Mr. Aithal asked if any Board members had any conflicts with the application being presented. No members indicated they did. Mr. Aithal stated the notices appeared to be in proper order and the Board could proceed with the application hearing.

Tom Kelso, Esq –

The application is for preliminary and final site plan and minor subdivision approval for a mixed-use building with theaters, offices and 207 residential units. There will also be a parking garage with ballet rehearsal space. The site plan conforms to the standards of the redevelopment plan. The application was heard and approved on April 10, but is being reheard due to conflict issues. The plans have not changes since the April hearing.

Mr. Patterson asked if the April 10 minutes could be incorporated into the record of this meeting. Mr. Aithal indicated they could be.

Christopher Paladino, President of Devco

This is one of the most important civic projects undertaken in New Brunswick. It builds on the cultural center that has been established in New Brunswick. The existing theater facilities are not adequate for the future. The new building will create new theaters that will allow more shows to take place. The theaters will now have rehearsal space to allow shows to switch to the main stage faster between plays. This will allow about 60 additional performances per year. It also allows American Rep Ballet to bring its main performance space to New Brunswick. Rutgers Mason Gross School will be incorporated into the programming of the theaters, for opera, for instance.

John Martin, Architect

He is an architect registered in Massachusetts who is familiar with the plans. The plans are signed and sealed by a NJ licensed architect. He will testify about those plans.

He reviewed the general site plan. There are two primary entrances off Livingston Avenue for the theaters and apartments, respectively. Bayard Street also has a principle façade, where the parking deck is located. There will be a pedestrian access route from Bayard Street through the building to Livingston Avenue.

Vehicular traffic enters the deck off of Bayard Street. There are also 80 bicycle parking spaces. Parkers can use the access route to access the theater entrance off Livingston Avenue.

All the loading facilities are accessed off Bayard Street.

#### A-1 Lobby level floor plan

A lobby fronts on Livingston Avenue and allows access to two theaters to the rear. To the right of the theater lobby is the residential lobby that is used to access the apartments.

#### A-2 Livingston Avenue Rendering

The façade is intended to make the building transparent. There will be 15 ft. high rehearsal spaces. Above the lobbies are office levels. Residential floors are above the offices. There are 18 residential stories with a large amount of glass to allow natural light from the southern exposure.

#### A-3 Liberty Street Exposure Rendering

The 4-story podium is the base that faces Monument Sq. Park. On top of this is the amenity level that will have a roof deck.

#### A-4 Monument Sq. Exposure Rendering

The building will have a long canopy to provide a wind shield for street level winds and provide signage for the theaters.

#### A-5 Bayard Street Façade Rendering

There is a 7-story, 75 ft. tall parking structure fronting Bayard Street. It is clad with a façade that mimics surrounding building styles. There is a transparent glass store front for the American Rep Ballet rehearsal space.

There are vertical banners that advertise the member companies and act as part of the aesthetic plan for the façade.

#### A-6 Interior rendering of the smaller theater

The design of the building conforms to the design criteria in the redevelopment plan.

Mr. Paladino added that 20% of the residential units will be reserved for low/moderate income households.

Mr. Petrolino asked if additional landscaping at the base is necessary. Mr. Martin reviewed the Bayard façade and how it is intended to be transparent with a lot of glass façade. This is to allow the inside of the building to be shown. There will be 2-3 street trees.

Christian Roche, Engineer

A-7 Aerial Photo showing lots to be subdivided

Mr. Roche reviewed the existing lots to be subdivided. The 3 lots will be consolidated and later divided into two lots. The new lots will all be conforming.

A-8 Rendered Site Plan

The parking is provided off of Bayard Street. Cars will enter the deck from here. There are 344 spaces. Parking spaces will be 8.5' m spaces, which requires a waiver from the 9' width standard of the City. 8.5' is a common parking stall width. The number of parking spaces provided is in excess of what is required.

There will be a new drop off on Livingston Avenue. The long in-street curb will be removed to allow the drop off area to function better. There will also be a mid-block crosswalk to the Heldrich Hotel.

The loading docks will be within the parking deck facility. There will be two docks. Most truck movements can be accommodated inside the deck, except for WB-67 trucks. The larger trucks will only come about once a week and will back into the deck loading area. These larger trucks will deliver outside of normal business hours.

Street trees will be located on Bayard Street and will not conflict with sight triangles.

The garage entrance will be 30 ft. wide, which is larger than normal. This will provide better visual recognition between drivers and pedestrians. The height of the entrance will be 16 ft.

There will be a new storm system installed that will go down to George Street.

Most of the utilities are located on Livingston Avenue, where most connections will be made.

The Livingston Ave light fixtures will remain.

Mr. Kelso advised that the final striping of the TD Bank parking area is still being finalized. There will also be an ATM in the parking facility.

Daniel Desario, Traffic Engineer

The project is replacing the two existing theaters and adding new office and residential space. Therefore only the office and residential is generating new demand. There will only be about 70 new exists and 50 arrivals in the AM peak. The PM peak is similar. This is about 1 vehicle per minute, which will have little impact on level of service. The surrounding streets operate at acceptable levels of service.

One of the two existing driveway curb cuts will be eliminated, which is a benefit.

Public Comment:

Charles Kratovil,

He asked what changed from the May meeting that caused the need for this meeting. Mr. Patterson discussed how staff and the Board Attorney reviewed the issue of conflict Mr. Kratovil had raised in greater depth and concluded a conflict probably did exist. The new meeting was then scheduled.

Kratovil asked if the pedestrian pathway would be open all hours. Mr. Paladino said it would.

Mr. Kratovil asked about the project financing. Mr. Fitzhenry stated the financing is not what the Board reviews, the Board looks at compliance with the zoning standards.

Kratovil asked about the project cost and ownership. Mr. Paladino said the cost was estimated at \$173 million. The City will own the land. The cultural facilities will be owned by a partnership with Rutgers, County, Devco and others. Penrose will own the residential. The County will own two floors of offices.

There were no further public comments.

Mr. Patterson recited conditions suggested to be attached to any approval.

Ms. Sicora-Ludwig made a motion to approve the project with the recommended conditions cited by Board Secretary Mr. Patterson  
 Second: Barber

	YES	NO
Jeff Crum		
David Fitzhenry	X	
Nicole Burgos	x	
John Petrolino	X	
Carly Neubauer		
Manuel Castenada		
Clary Barber (Class I)	X	
Chris Stellatella (Class II)		
Suzanne Sicorra-Ludwig (Class III)	x	
Pierre Checo (Alternate #2)	x	

**Memorialization of the Resolution Approving CULTURAL CENTER REDEVELOPMENT ASSOCIATES URBAN RENEWAL, LLC, #PB-2017-01**

Motion to approve the resolution memorializing the Board's approval:  
 Sicora-Ludwig  
 Second: Petrolino

	YES	NO
Jeff Crum		
David Fitzhenry	X	
Nicole Burgos	x	
John Petrolino	X	
Carly Neubauer		
Manuel Castenada		
Clary Barber (Class I)	X	
Chris Stellatella (Class II)		
Suzanne Sicorra-Ludwig (Class III)	x	
Pierre Checo (Alternate #2)		

## **VII. OTHER MATTERS OF INTEREST TO THE PUBLIC**

Charles Kratovil,

He feels Mr. Kelso, the County Counsel, should not be representing the applicant. He also objected to a potential conflict with the Housing Authority. He thanked the Planning Board for curing the conflicts the Board had.

## **VIII. ADJOURNMENT**

Motion:Ludwig

Second: Petrolino

Approved Unanimously.