

**CITY OF NEW BRUNSWICK
PLANNING BOARD
MARCH 12TH , 2018
MEETING MINUTES**

**MEETING LOCATION:
CITY COUNCIL CHAMBERS
CITY HALL, TOP FLOOR
78 BAYARD STREET
7:30 p.m.**

I. ROLL CALL

X	Jeff Crum (Chairman)
X	David Fitzhenry
x	John Petrolino
X	Robert Cartica
X	Manuel Castaneda
X	Clary Barber (Class I)
x	Chris Stellatella (Class II)
	Suzanne Sicora-Ludwig (Class III)
X	Dale Vickers (Alternate #1)
X	Pierre Checo (Alternate #2)

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS JANUARY 8TH, 2018 MEETING

Motion to approve: Castaneda

Second: Barber

Approved by unanimous voice vote

V. COMMUNICATIONS AND REPORTS

Resolutions of Memorialization

- A. JERSEY AVENUE STORAGE, LP, PB-2017-09**, Site plan and variance application for the operation of a self-storage facility to be located at 1007 and 1013 Jersey Avenue, Block 597, Lots 1.03 and 2, Zoning District: I-2E
Motion to approve: Barber
Second: Cartica

	YES	NO
Jeff Crum	X	
David Fitzhenry		
John Petrolino		
Robert Cartica	X	
Manuel Castaneda	X	
Clary Barber (Class I)	X	
Chris Stellatella (Class II)		
Suzanne Sicora-Ludwig (Class III)		
Dale Vickers	X	
Pierre Checo (Alternate #2)	X	

B. RESNICK BRUNSWICK REALTY, LLC, PB-2017-11, Site plan and variance application for the construction of a warehouse addition at the property located at 25 Van Dyke Avenue, Block 596, Lot 7.04, Zoning District: I-2
Motion to approve: Castaneda
Second: Checo

	YES	NO
Jeff Crum	X	
David Fitzhenry		
John Petrolino		
Robert Cartica		
Manuel Castaneda	X	
Clary Barber (Class I)	X	
Chris Stellatella (Class II)		
Suzanne Sicora-Ludwig (Class III)		
Dale Vickers	X	
Pierre Checo (Alternate #2)	X	

VI. NEW BUSINESS

- A. ALDI, INC, PB-2018-02**, Site plan and variance application for the construction of an addition to the existing grocery store located at 6 Van Dyke Avenue, Block 596.04, Lot 9.01, Zoning District: C-6

Richard Goldstein, Esq.

A-1 Landscape site plan

The site fronts on Van Dyke and Route 27 with an irregular shape. There is an existing 16,000+ sf Aldi supermarket currently on the site. The use is permitted. The proposal for preliminary and final site plan approval is to expand the building by 901 sf into the current loading area and to add a tower canopy entrance at the front of the store. This is their typical branding for the Aldi stores. Variances are requested for building coverage and the area of the façade signs. There is an existing freestanding sign that will remain the same in terms of size. These changes will allow the store to be upgraded to offer a greater variety of products.

Jess Anesa, Aldi consultant

Aldi is in the middle of an effort to expand their product line and the increased size allows them to do this. The hours of operation will remain the same and about 2 more employees will be added. One additional delivery will be made a week and the trash/recycling demand will be similar to what is done now. The existing trash area is sufficient.

A-2 Exterior Elevation

The plan shows how the building will look after construction. The signage is consistent with their prototypical store signage. The entry tower is designed to accommodate the proposed signage.

They will provide ground landscaping around the bottom of the free-standing sign.

Edwin Caballero, Engineer

There are currently 89 parking spaces. 85 spaces are required. The expansion will be located in the current loading area. The maximum height of the building is 24 feet, whereas 40 feet is permitted.

There is a building coverage variance requested. 15% is permitted and 16.2% is proposed. The larger store allows for a greater number of products to be sold. Impervious coverage is decreasing.

New landscaping is planned to be installed.

A sign variance is requested for the sign area. Two façade signs are proposed. The sign area per sign is 50 sf, whereas 75 sf per sign is proposed. This is Aldi's standard sign.

Mr. Petrolino asked about the footcandle power of the new lights and what will be projected. Mr. Cabellero stated that the new lights will cut off the spread of the light so there will be no more spillage. The light signs are located on the far side of the site facing away from the adjacent residential.

Mr. Cartica asked whether the abor vitae would be supplemented, he is concerned about their hardiness and their ability to withstand winter weather. Mr. Cabellero said they were maintaining consistency with the existing. They are willing to work with the City landscaping professionals to consider other species if necessary.

Public:

Charlie Kratovil

He asked if the store offered deliveries. It does not.

Kratovil stated that a County bus route uses the parking lot and would the developer put up a bus shelter? Aldi indicated they would have a discussion with the County of Middlesex about where an appropriate location for such a shelter would be. Mr. Kratovil expressed that this was an excellent idea.

Motion to approve with the conditions cited by Mr. Patterson: Fizthenry
 Second: Cartica

	YES	NO
Jeff Crum	X	
David Fitzhenry	X	
John Petrolino	X	
Robert Cartica	X	
Manuel Castaneda	X	
Clary Barber (Class I)	X	
Chris Stellatella (Class II)	X	
Suzanne Sicora-Ludwig (Class III)		
Dale Vickers	X	
Pierre Checo (Alternate #2)	X	

VII. OTHER MATTERS OF INTEREST TO THE PUBLIC
 None

VIII. ADJOURNMENT