

**CITY OF NEW BRUNSWICK  
PLANNING BOARD  
JUNE 14TH, 2011  
MINUTES  
7:30 p.m.**

**I. ROLL CALL**

Tom Valenti  
Linda Hunter  
Michael Drulis  
Luis Berrios  
Robert Colonna  
Betsy Garlatti  
Kevin Jones

**Board Staff:**

Ben Bucca, Esquire, Board Attorney  
Glenn S. Patterson, AICP, PP Board Secretary  
Hank Bignell, PP , Board Planner  
Tom Guldin, PE, Board and City Engineer  
Mark Siegle, AICP, PP, City of NB Principal Planner

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

**III. SALUTE TO THE FLAG**

**IV. MINUTES OF THE BOARD'S MAY 10TH, 2011 MEETING**  
**Approved.**

**VI. COMMUNICATIONS AND REPORTS**  
**Resolutions of Memorialization**

- A. 132 FRENCH STREET, LLC PB-2011-04**, Amended site plan and variance application for the construction of an elevated platform and outdoor mechanical equipment located at 132 French Street, Block 164, Lot 18.01, Zoning District: C-2A

Motion made to memorialize the resolution made by Ms. Hunter, Seconded by Ms. Garlatti.

Garlatti Y Hunter Y  
Colonna Y Berrios Y

**VII. OLD BUSINESS**  
**None.**

## VIII. NEW BUSINESS

### A. NEW BRUNSWICK JERSEY URBAN RENEWAL, LLC, #PB-2010-21, **Amended** Site plan application for the construction of (3) buildings located at 20 Jersey Avenue, Block 185.01, Lots 11.01, Zoning District: C-2B

The applicant was represented by Patrick Bradshaw, Esquire, from the firm Kelso and Bradshaw. Mr. Bradshaw stated that the project had been previously approved for two site plans to develop Walgreens and strip retail. He stated that the applicant was now applying for a third phase which would include a supermarket, office, fast-food restaurant, and flex warehouse space. Mr. Bradshaw stated that there were five (5) variances being requested, four (4) of which were sign variances and one (1) variance for the rear yard setback for the flex space. He stated that all the proposed uses were permitted uses.

Ron Aulenbach, Edgewood Properties Director of Development and Engineering, was sworn in. **(All of the following were statements made by Mr. Aulenbach, unless otherwise noted).** Mr. Aulenbach introduced exhibits A-1 (PowerPoint presentation) and exhibit A-2 (printed handouts of the PowerPoint slides for the Board). He reviewed the history of the site. The fast food location is similar to the original proposal. The flex warehouse is at the rear of the property and a 42,000 square foot supermarket is being proposed along with a 20,000 square foot medical office building. Three (3) residential properties located at Jersey Avenue and Delavan Street is not included in the site. Mr. Aulenbach reviewed the architectural elements of the buildings. The supermarket has a pharmacy drive through as the operator requires this. Additional freestanding signs proposed to identify the supermarket. Mr. Aulenbach reviewed the planners report and stated that the applicant would comply with all comments except Item I, visual screening. He stated that this could not be done due to the pharmacy drive through location. Traffic calming would be added along the main drive aisle to slow traffic particularly in the area with head-on parking. Mr. Aulenbach stated that the applicant could comply with all the items in the engineering report.

Mr. Patterson asked if the first floor office space could be expanded in the flex warehouse to a size that is useable, such as 70 square feet. Mr. Aulenbach agreed.

Ms. Garlatti asked for the signage to be explained. Mr. Aulenbach reviewed the four signs and stated that they would not be internally illuminated.

Lester Nebenzahl, Planner, was sworn in. **(All of the following were statements made by Mr. Nebenzahl, unless otherwise noted).** He stated that the free standing sign is the same as the Board approved in 2002. The project uses comply with the redevelopment plans. The signage is justified on a C-2 basis as it promotes the general welfare. The setback variance is not detrimental as flex space is located next to the railroad and can be justified on a C-2 basis.

Mr. Valenti stated that the was concerned about traffic congestion.

Karl Penke, Traffic engineer, was sworn in. Mr. Penke stated that the site has multiple access points to spread out the volume. He stated that Middlesex County is looking to perform intersection improvements in the area.

Public Comment:

Fred Haleluk, was sworn in. Mr. Haleluk criticized the lack of development progress to date and that the developer has not lived up to promises as the redeveloper. He stated that only half of the retail is leased and the bank is vacant. Mr. Haleluk stated that the Hale Street access to Jersey Avenue is being eliminated. Mr. Haleluk submitted pictures of properties and stated that they are all dilapidated. He stated that the wanted to know why they were not being acquired for redevelopment. Mr. Haleluk also raised truck and emergency service vehicle circulation as a concern.

Mr. Penke addressed the issue and said emergency vehicle3s can circulate on all aisles and that delivery trucks access the rear of the site via Delavan Street.

Mr. Haleluk stated that the tractors cannot get down Comstock Street when cars are parked on the street. Mr. Penke stated that trucks would be able to get down Delavan Street with cars parked on the sides.

Mr. Aulenbach stated that Hale Street access will be removed based on advice of traffic engineer as being a less confusing circulation pattern with fewer conflicts.

Mr. Bradshaw asked Mr. Haleluk if he was asking for his Sandford Street property to be redeveloped.

Public Comment Closed.

Motion made to approve with conditions made by Mr. Valenti, seconded by Mr. Drulis

Drulis Y Valenti Y  
Garlatti Y Colonna Y  
Berrios Y Hunter Y  
Jones Y

## **IX. ADJOURNMENT**