

**CITY OF NEW BRUNSWICK
PLANNING BOARD
JULY 12TH, 2011
MINUTES
7:30 p.m.**

I. ROLL CALL

David Fitzhenry
Robert Colonna
Suzanne Ludwig
Linda Hunter
Luis Berrios
Maria Torrisi

Boar Staff:

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

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

**IV. MINUTES OF THE BOARD'S JUNE 14TH, 2011 MEETING
Approved.**

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

- 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

Motion made to approve by Ms. Hunter, Seconded by Mr. Berrios

Hunter Yes
Berrios Yes
Colonna Yes

**VII. OLD BUSINESS
None.**

VIII. NEW BUSINESS

A. DIOCESE OF METUCHEN, PB-2011-08, Application for the major subdivision and variance application located at 90 Somerset Street, Block 45, Lot 23.03, Zoning District: IN-1

Applicant was represented by Robert Farley, Esquire. He stated that the Diocese sought to subdivide the property to take title to the campus ministries building and ease financial burden on the parish.

Samuel Chung, Engineer, was sworn in. (All the following statements are those of Mr. Chung unless otherwise noted). He introduced exhibits A-1 (aerial photo), A-2 (survey of property), and A-3 (subdivision map)

Board Member Fitzhenry arrives.

Mr. Chung stated that the proposal was to divide the lot into two lots. The properties would function as it does currently. The parking stalls within the city right-of-way would be restriped to stay within the property boundaries.

Mr. Bucca asked if the wheel stops were more of a hazard than a benefit. Mr. Guldin stated they were a benefit as they protected the sidewalk.

Mr. Chung stated that cross access agreements would be provided to maintain the same legal access as exists today. Various bulk variances are created by the subdivision for side and rear yard setbacks, impervious coverage, and parking.

Public Comment:

None

Motion to approve made by Mr. Fitzhenry, seconded by Ms. Ludwig

Ludwig Yes

Fitzhenry Yes

Torrisi Yes

Berrios Yes

Hunter Yes

Colonna Yes

B. MCDONALDS CORPORATION, PB-2011-11, Site plan and variance application for the façade renovation, addition, and other site work located at 666 Somerset Street, Block 596.02, Lot 4.01, Zoning District: C-6

Applicant was represented by Douglas Jancaczek, Esquire. He stated that the applicant was seeking preliminary and final site plan approval along with variance approval for changes to an existing McDonalds. The changes are part of a national rebranding being done by McDonalds. He stated that a second drive-thru

would be added and that a parking variance and several sign variances are being sought.

Joe Jawarski, Engineer, was sworn in. (All the following statements were made by Mr. Jawarski unless otherwise noted). He introduced exhibit A-1 (site plan rendering). The site was originally developed in 1969 and updated in 1988. The proposed number of seats and the driveway access remains the same as the existing under this proposal. Side by side, drive-thru is proposed to speed up the ordering/delivery process. The handicapped access would also be upgraded to current codes. Eight parking spaces would be lost and exacerbate the existing parking variance, but the 63 spaces is more than adequate to handle the volume. The hours of operation would remain 6 AM to 11 PM on weekdays and until 1 AM close on the weekends with a 24 hour drive-thru. Over 50% of the employees take transit or are dropped off each day. Three (3) signs are proposed on two (2) facades and the sign area exceeds the allowable and the signs for the menus are variances, but typical of such operations as they make the operation more efficient. Street trees proposed will be relocated elsewhere on-site.

Joe Steiger, Engineer/Planner, was sworn in. (All the following statements were made by Mr. Steiger, unless otherwise noted). There are 179 parking spaces required, but drive-thru reduces parking demand as 50-60% of traffic uses it. The ITE standard for this size building is 45-50 spaces recommended and 63 provided. Additional spaces would increase impervious surface coverage's and this variance can be granted under a C-2 basis. The sign variances are de minimus in nature.

Design waivers are requested for the street trees.

Public Comment:
None

Motion to approve made by Mr. Fitzhenry, seconded by Ms. Torrisi
Ludwig Yes
Fitzhenry Yes
Torrisi Yes
Berrios Yes
Hunter Yes
Colonna Yes

IX. ADJOURNMENT