

**CITY OF NEW BRUNSWICK  
PLANNING BOARD  
FEBRUARY 11, 2014  
MINUTES  
7:30 p.m.**

**I. ROLL CALL**

|   |                             |
|---|-----------------------------|
| X | Suzanne Ludwig              |
| X | Linda Hunter                |
| X | David Fitzhenry             |
| x | Joseph Catanese             |
|   | Dayra Azcona                |
|   | Carly Neubauer              |
| X | Clary Barber (Class I)      |
|   | Kevin Jones (Class II)      |
|   | Betsy Garlatti (Class III)  |
| X | Josepha Rojas(Alternate #1) |
| x | Andy Kaplan (Alternate #2)  |

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

**III. SALUTE TO THE FLAG**

**IV. SWEARING-IN OF BOARD PROFESSIONALS**

**V. MINUTES OF THE BOARDS JANUARY 14, 2014 MEETING**

Mr. Kaplan noted that the minutes incorrectly reflected his vote on the Robert Wood Johnson vote and some other votes did not record the approval via voice vote. Mr. Patterson noted the corrections and advised they would be made.

**Motion: Fitzhenry to approve with noted corrections**

**Second: Hunter**

**Approved by voice vote**

**VI. COMMUNICATIONS AND REPORTS**

**Resolutions of Memorialization**

- A. NEW BRUNSWICK DEVELOPMENT CORPORATION- PB-2013-26,**  
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 3

**Motion to Approve: Barber  
Second: Fitzhenry**

|                             | Yes | No | Abstain |
|-----------------------------|-----|----|---------|
| Suzanne Ludwig              | X   |    |         |
| Linda Hunter                | X   |    |         |
| David Fitzhenry             | X   |    |         |
| Joseph Catanese             | X   |    |         |
| DayraAzcona                 |     |    |         |
| Carly Neubauer              |     |    |         |
| Clary Barber (Class I)      | X   |    |         |
| Kevin Jones (Class II)      |     |    |         |
| Betsy Garlatti (Class III)  |     |    |         |
| Josepha Rojas(Alternate #1) |     |    |         |
| Andy Kaplan (Alternate #2)  |     |    |         |

**VII. OLD BUSINESS**

**None**

**VIII. NEW BUSINESS**

- A. CONSTRUCTION MANAGEMENT ASSOCIATES, PB-2013-25,** Site plan and variance application for the construction of a residential building located at 17 Mine Street, Block 71 Lot: 4.01, Zoning District: IN-1 and Redevelopment Area 2

Mr. Patterson made an announcement that this application would not be heard tonight due to a conflict by an attorney representing an objector. The applicant has agreed to postpone the hearing until the March 11 meeting, when the objector's attorney and professionals will be available. The applicant will provide both personal and public notice of the rescheduled hearing.

- B. MC RICHMOND NB, LLCC PB-2013-28,** Variance application for parking relief for the property located at 9 and 10 Dennis Street, Block 3 Lot 36.01, and Block 5 Lot 25.01 Zoning District R-6

Ms. Neubauer arrived at the meeting

Sandy Gallacio, Esq – discussed that the original approval provided for both on-site and off-site parking. Since the 1998 approval, the parking locations for off-

site parking have been or are intended to be eliminated. Therefore, the applicant wishes to amend their variance to amend the parking requirement and the location of the off-site parking. They are seeking to reduce the parking required to 92 spaces and to provide off-site spaces at a nearby property that is also controlled by the applicant.

Barbara Stack, Ironstates Development General Counsel (former owner of the property)

Ironstates previously owned the property since its construction in 1997. She is familiar with the parking situation and stated that none of the off-site spaces have been used since construction and there are unused spaces on-site. She spoke to the property management division to confirm this.

Lester Nebenthal, Planner  
A-1 Site Plan Rendering

The exhibit shows the parking at Richmond Court and Riverwatch Commons. 57 spaces serve Richmond Court on-site. Additionally, there are 18 spaces on-site through an easement with the Riverwatch Commons project as the parking spaces straddle the property line between Richmond Court and Riverwatch Commons. There are also 17 spaces elsewhere in the Riverwatch Commons property that are to be leased for off-site parking.

The variance can be granted through a flexible C analysis as there would be no detriments to granting the variance and the granting will further the goals of the MLUL in that the variance benefits the general welfare. The application is only before the Board because the City seeks to use the existing off-site parking to develop a new park, which will benefit the city. It will also provide for the efficient expenditure of public funds as no public expenditures are required. It also reduces the cost of the development and efficiently uses the land. The granting of the variance has no detriment as the 15-year history of the off-site parking not being used shows that the proposed change will not cause any detriments. He visited the site while snow was on the ground and there were still unused parking spaces. There are also other public parking options on-street and in other nearby decks.

Catanese – were the tenants made aware of the changes?

Gallacio – no

Public – None

Motion to Approve with the conditions cited by the Board Secretary : Kaplan

Second: Hunter

|                | Yes | No | Abstain |
|----------------|-----|----|---------|
| Suzanne Ludwig | X   |    |         |

|                             |   |  |  |
|-----------------------------|---|--|--|
| Linda Hunter                | X |  |  |
| David Fitzhenry             | X |  |  |
| Joseph Catanese             | X |  |  |
| DayraAzcona                 |   |  |  |
| Carly Neubauer              | X |  |  |
| Clary Barber (Class I)      | X |  |  |
| Kevin Jones (Class II)      |   |  |  |
| Betsy Garlatti (Class III)  |   |  |  |
| Josepha Rojas(Alternate #1) | X |  |  |
| Andy Kaplan (Alternate #2)  | x |  |  |

Adjournment