

**CITY OF NEW BRUNSWICK
PLANNING BOARD
DECEMBER 8TH, 2015
MINUTES
7:30 p.m.**

I. ROLL CALL

X	Suzanne Ludwig
X	Andy Kaplan
	David Fitzhenry
X	Salma Chand
X	Jeff Crum
	Carly Neubauer
X	Clary Barber (Class I)
X	Chris Stellatella (Class II)
X	Betsy Garlatti (Class III)
X	David Fresse (Alternate #1)
X	Peter Checo (Alternate #2)

Staff Attending:

X	Board Attorney Ben Bucca
X	Board Secretary/Director of Planning Glenn Patterson
X	Principal Planner Mark Siegle
	Board Planner Henry Bignell
x	Board Planner Todd Bletcher
	Board Engineer Tom Guldin
X	Conflict Engineer Chas. Carley

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS NOVEMBER 10TH, 2015 MEETING

Motion to approve the minutes: Fresse

Second: Stellatella

Approved by unanimous voice vote

V. COMMUNICATIONS AND REPORTS
Resolutions of Memorialization

None

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

- A. JLS PROFESSIONAL, LLC PB-2014-12**, Site plan and variance application for the construction of an addition located at 10 Charles Street, Block 454, Lot 32.01, Zoning District: C-2B

Mark Bush, Esq – He represents the applicant.

Ronald Struminger – He is the President of the applicant. The existing property has a warehouse, bakery and house. The house would be demolished and the bakery expanded. The bakery has 4 employees, two of whom bake and two who deliver. Baking is done 10 PM to 6 AM

Eric Tomczak – Engineer

A-1 Demolition Plan: shows the existing conditions, which he described. The plan shows the building that would be demolished. The residential use would be removed. The two driveways are being retained.

A-2 Site Plan: The site is in the 100-year flood plain. Mile Run is piped underground near the site.

The L-shaped commercial building remains and a 1,300 sf addition will be constructed. One driveway is dedicated to deliveries. The other is for trash pickup and on-site parking.

There are 3 existing variances for rear yard, side yard and side yard combined. The new structure will comply with the setback standards. There are 5 parking spaces proposed. There is also a loading space provided. Two deliveries per month are anticipated. Two delivery vans are used daily. The vans will use the delivery driveway.

A-3 Grading, Drainage and Utility Plan: The site is 90% covered now and will be reduced to 87%, which complies with zone standards. The building will have

vents to disperse flood waters during flood events and this is an approved NJDEP method of handling flood waters.

A-4 Soil Erosion Plan:

A-5 Landscaping Plan: Three shade trees are proposed plus shrubs and foundation plants

There are 4 waivers requested for foundation plantings in the front, the five foot front parking lot buffer due to the narrow front yard area, the four foot impervious screening standard and driveway setback on the one side.

A-6 Lighting Plan:

A-7 Details Plan:

A-8 Truck Circulation Plan: The plan shows that the anticipated trucks can traverse the site. It is designed for an SU-30 truck.

No signage is proposed.

The applicant will comply with the engineering review letter.

James Kissane, Architect

A-9 Floor Plans:

A-10 Building Rendering

The addition is 1,033 sf and is located in the center of the existing building. There will be a new façade, windows and doors. There will be a new garage door for deliveries. The building will be a block exterior painted in a neutral tan with a copper seam roof.

Mr. Stellatella asked if the trailer had been removed from the site. Mr. Tomczak said it had.

Ms. Chand asked about increased traffic. Mr. Tomczak said it would be similar to the existing traffic.

Public: None

Motion to Approve the application with the conditions cited by Mr.

Patterson: Garlatti

Second: Barber

	YES	NO
Suzanne Ludwig	X	
Andy Kaplan	X	
David Fitzhenry		

Salma Chand	X	
Jeff Crum	X	
Carly Neubauer		
Clary Barber (Class I)	X	
Chris Stelatella (Class II)	X	
Betsy Garlatti (Class III)	X	
David Fresse (Alternate #1)	X	
Peter Checo (Alternate #2)	X	

B. HYK-99 JERSEY AVENUE, LLC, PB-2015-08, Site plan application for the demolition of existing buildings and the creation of parking on the lot located at 99 Jersey Avenue, Block 243, Lot 25, Zoning District: I-2

The applicant requested to postpone the hearing due to a conflict with religious holidays. The application was carried to January 12, 2016, with notices carried. The new time and the location of the hearing were announced to the public.

C. ROBERT WOOD JOHNSON UNIVERSITY HOSPITAL, PB-2015-09, Site plan and variance application for the construction of an addition located at 25 French Street in Block 24.01, Lot 1.01 Zoning District: D-HI

David Fresse recused himself from the two RWJUH applications due to his employment with RWJUH.

Mr. Bucca stated that in his role as Rutgers Tennis Coach, RWJUH has contributed to the Rutgers Athletic Department. He stated the City's Ethics Board has ruled on a similar matter that this is not a conflict but he wanted to put the relationship on the record.

Thomas Kelso, Esq. –
RWJUH has two applications on the same lot but they are on different parts of the hospital lot. The applications are presented separately.

The South Building expansion, fronting on French Street, will provide new offices, surgical suites and ambulance parking. There are existing variances but no new variances created by the project.

David Bogle, RWJUH VP of Construction Services

The hospital previously was approved for a larger project on the South Building site. This is a smaller project being proposed in place of the previously approved project.

A-1 Rendering of the CORE South Building Expansion:

Parking will be provided for transport (non-emergency) ambulances. The CORE Pavilion will have a bed expansion. The French Street façade will also be enlivened with building graphics. It is a permanent graphic, not a changing graphic.

The new space is contiguous to the existing OR suite and is being used to expand that area. The additional floor on the CORE Pavilion expands that area and is connected to the OR.

Shannon Williams, Architect.

The OR facility cannot have windows so the façade will not have windows but RWJUH will use graphics to break up the façade similar to what is used on the sky bridge over Little Albany Street connecting the MEB Building and the Cancer Institute.

A-2 Rendering of Little Albany MEB Façade

The new façade ties together the CORE Pavilion and the utility area of the hospital. It provides a pedestrian scale building on French Street. A portion of the façade will canopy over the sidewalk. This will encroach over the public ROW. There is no variance as the existing setback is 0 feet. City Council approval is required for the encroachment of 8-10 feet.

Mr. Kaplan asked if the graphic was a concept or what is proposed. Mr. Bogle said the graphic depicted is the graphic the hospital intends to use.

Christian Roche, Engineer

A-3 Aerial photo of the RWJUH site

The CORE expansion is shown on French Street

A-4 Site Plan:

The plan creates a place for non-emergency ambulances to park that is separate from the emergency ambulances. Six parking spaces are created for the non-emergency ambulances. There are driveways in and out.

The 40,000 sf expansion creates a parking requirement of 124 parking spaces that will be accommodated in the East Tower parking garage.

The canopy overhang does not encroach into the street cartway but is limited to being over the sidewalk.

The existing site area is developed with the transformer area for the hospital.

The lighting design is still under design but will comply with city standards.

Ms. Garlatti asked if there was a pedestrian entrance. Mr. Bogle stated there will be a public entrance primarily for employees toward the northern end of the new building.

Public:

Charlie Kratovil: What is the connection between Rutgers and RWJUH that Mr. Bucca spoke of? Mr. Bucca said RWJUH was not related to Rutgers and the only relationship is related to athletic donations made by the hospital to Rutgers.

Mr. Kratovil asked why the RWJ sign had to be so large. He thought the ambulance separation was a good idea. He would like the corridor to be active for pedestrians.

Motion to Approve the application with the conditions cited by Mr.

Patterson: Chand

Second: Garlatti

	YES	NO
Suzanne Ludwig	X	
Andy Kaplan	X	
David Fitzhenry		
Salma Chand	X	
Jeff Crum	X	
Carly Neubauer		
Clary Barber (Class I)	X	
Chris Stellatella (Class II)	X	
Betsy Garlatti (Class III)	X	
David Fresse (Alternate #1)		

Peter Checo (Alternate #2)	X	
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D. ROBERT WOOD JOHNSON UNIVERSITY HOSPITAL, PB-2015-10, Site plan and variance application for the construction of an addition located at 25 French Street in Block 24.01, Lot 1.01 Zoning District: D-HI

Thomas Kelso, Esq. – This application deals with the same property but is on the opposite side of the lot, on the Little Albany Street side. It will expand the ambulatory care building and provide new space for emergency ambulances. The same existing variances cited in the previous application apply to this application. There are no new variances.

David Bogle, RWJUH VP of Construction

The project is at the bend of Little Albany Street. The proposed addition will connect two existing buildings, thereby unifying the look of the facade. It will also provide better space for the ambulances. It is related to a future improvement to the emergency room.

An observation room will be created for patients. The chapel will be moved to a better location within the hospital as part of the improvement. This plan reorganizes a lot of space within the hospital.

Shannon Williams, Architect

The new façade will tie together the separate facades with a common façade design. As an infill project it touches four separate buildings.

Christian Roche, Engineer

A-4 Aerial photo showing the Little Albany site

A-5 Site plan: He reviewed the plan. There is a parking requirement of 21 spaces that will be provided in the East Tower deck.

Mr. Garlatti asked how the pedestrian entrance changes and how pedestrians will traverse in front of the ambulance bays. Mr. Roche said the ambulance bay entrances would have crosswalks. Mr. Crumb said it would be better to cross pedestrians to the opposite side. Mr. Roche said this was preferable but wanted to provide crosswalks but as experience has shown that some people will not cross the street and will walk across the bay entrances.

Public:
None

Motion to Approve the application with the conditions cited by Mr. Patterson: Stellatella
 Second: Garlatti

	YES	NO
Suzanne Ludwig	X	
Andy Kaplan	X	
David Fitzhenry		
Salma Chand	X	
Jeff Crum	X	
Carly Neubauer		
Clary Barber (Class I)	X	
Chris Stellatella (Class II)	X	
Betsy Garlatti (Class III)	X	
David Fresse (Alternate #1)		
Peter Checo (Alternate #2)	X	

E. MATRIX UPPER LOT URBAN RENEWAL, LLC PB-2015-11, Amended site plan and variance application for the installation of blade signage and the construction of a monument sign located at 120 Neilson Street, Block 117.01 Lot 3.02, Zoning District C-4

Ms. Chand stated she had a conflict with the applicant due to her firm's representation of a related entity to the applicant and she recused herself.

Sandy Galacio, Esq. – The application is for an amended site plan and variance for signage. The project is currently under construction. Four signs are proposed.

Charles Epstein, Alliance Residential, owner of the project
 The purpose of the signs is to increase the awareness and visibility of the project.

Michael McKenna, Engineer and Planner

The original approval included 4 signs at 6 sf each. These are small signs for a project of this scale. It is also dark at the New and Neilson intersection. Blade signs are proposed for identification. There is also a façade sign proposed over the main entrance and a monument sign.
A-1 Site Plan Revised Through 11.25.2015 Signing Plan

A-2 Blade Sign Rendering

The signs would be 4' x 20'. They project off the building by 3 feet. It will be lighted through halo lighting.

A-3 Building Rendering

The sign bottom has about 35 feet clearance from the sidewalk.

A-4 Sign Rendering of the main entrance sign and monument sign

The address will be on the monument sign.

Variances are needed per the redevelopment plan standard, which refers to the C-4 sign standards.

Ms. Garlatti asked if the previously approved signs would be retained. McKenna said they would remain but be used for address and directional signs. Mr. Patterson stated that if these previously approved signs were used for addresses and directions, e.g., for parking directions, they were exempt signs and would therefore not be subject to the regulation on the number of signs.

Variances are requested under the C-4 standards for size and number of signs. There is also a sign setback variance for the blade sign on Liberty Street. The granting of the variance is justified on a C-2 standard as the identification of the large building will benefit the public, both drivers and pedestrians. The purposes of zoning are promoted by promoting the general welfare of the public via better building identification. It also promotes the free flow of traffic through better building identification. There are no detriments related to the proposal due to the scale of the building and no impact on neighboring properties. The benefits outweigh the detriments and do not contradict the zone ordinance and zone plan.

Ms. Ludwig felt the signage fit in with the area, especially the theater area.

Public:

None

Motion to Approve the application with the conditions cited by Mr. Patterson: Garlatti
 Second: Crum

	YES	NO
Suzanne Ludwig	X	
Andy Kaplan	X	
David Fitzhenry		
Salma Chand		
Jeff Crum	X	
Carly Neubauer		
Clary Barber (Class I)	X	
Chris Stelatella (Class II)	X	
Betsy Garlatti (Class III)	X	
David Fresse (Alternate #1)		
Peter Checo (Alternate #2)	X	

VIII. OTHER MATTERS OF INTEREST TO THE PUBLIC

None

IX. ADJOURNMENT

Motion: Garlatti
 Second: Kaplan
 Approved by unanimous voice vote.