

**CITY OF NEW BRUNSWICK
PLANNING BOARD
JANUARY 9TH, 2017
MINUTES
7:30 p.m.**

I. ROLL CALL

X	Jeff Crum (Chairman)
	Andy Kaplan
X	David Fitzhenry
X	Salma Chand
X	Carly Neubauer
X	Clary Barber (Class I)
X	Chris Stelatella (Class II)
	Suzanne Sicorra-Ludwig (Class III)
	_____ (Alternate #1)
X	Pierre Checo (Alternate #2)

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. REORGANIZATION OF THE BOARD

Nomination of Jeff Crum as Chairperson

Nomination: Fitzhenry

Second: Chand

Approved by unanimous voice vote

Nomination of David Fitzhenry as Vice-Chairperson

Nomination: Chand

Second: Neubauer

Approved by unanimous voice vote

Nomination of Glenn Patterson as Secretary

Nomination: Fitzhenry

Second: Barber

Approved by unanimous voice vote

Appointment of Aravind Aithal as Board Attorney
Nomination: Fitzhenry
Second: Crum
Approved by unanimous voice vote

Appoint of Karl Kemm of Mcmanimon, Scotland as Conflict Board Attorney
Nomination: Chand
Second: Barber
Approved by unanimous voice vote

Appointment of Bignell & Associates as Board Planner
Nomination: Fitzhenry
Second: Stellatella
Approved by unanimous voice vote

Appointment of Richard Moody, City Engineer, as Board Engineer
Nomination: Stellatella
Second: Barber
Approved by unanimous voice vote

Appointment of D&R Engineering as Secondary/Conflict Engineer
Nomination: Fitzhenry
Second: Chand
Approved by unanimous voice vote

Appointment of Mott McDonald for Hydraulic Modeling/Water System
Capacity Analysis
Nomination: Stellatella
Second: Fitzhenry
Approved by unanimous voice vote

Appointment of Mott McDonald as Traffic Systems Analysis Engineer
Nomination: Fitzhenry
Second: Chand
Approved by unanimous voice vote

Adopt meeting schedule for 2017 through January 2018
Motion: Fitzhenry
Second: Chand
Approved by unanimous voice vote

Designation of Minor Site Plan Committee
Chairman Crum appointed the TAC membership and Mr. Stellatella

Designation of Minor Subdivision Committee
Chairman Crum appointed the TAC membership, Mr. Stellatella, Ms. Barber and Ms. Sicora-Ludwig

Mr. Aithal swore in the Board's professionals for the year 2017: Mr. Patterson, Mr. Siegle, Todd Bletcher of Bignell, Charles Carley of D&R Eng. and Richard Moody, City Engineer

V. MINUTES OF THE BOARDS NOVEMBER 14TH, 2016 MEETING

Motion to approve: Chand
Second: Neubauer
Approved by unanimous voice vote

VI. NEW BUSINESS

A. JOSEPH BOYLAN OBO THE BOYLAN FUNERAL HOME, PB-2016-15,
Preliminary and Final Site plan application for the expansion of the existing funeral home parking lot located at 188 Easton Avenue, Block 67
Lots: 4-9 32-36 and 37.01, Zoning District: C-3B

Thomas Kelso, Esq. – Boylan's has an auxiliary parking lot across Easton Ave from the funeral home. An application has been approved by the Zoning Board to develop that lot with housing, contingent upon the parking area adjacent to the funeral home being expanded. The developer of the auxiliary lot will swap property to allow this to occur. This expansion will improve safety for persons attending services at the funeral home as they will not have to cross Easton to get to the funeral home. There is only one minor variance regarding the setback of the parking.

Ed Bogan, Engineer

A-1 Rendered site plan of the subject property current conditions

Three dwellings adjacent to the funeral home will be raised and added to the existing 41-space parking lot to replace the 15 spaces to be developed across the street. The newly expanded lot will have 57 spaces and will comply with the City parking standard. 49 spaces are required. The consolidation improves safety for visitors and allows the funeral home operators to more efficiently maintain the property.

A-2 Rendered site plan showing lot after construction

The impervious surface will increase but the storm system will accommodate this. There will be landscaping across the Easton frontage. Lighting will be added.

There is a setback variance where a 1-foot setback is provided where 3 feet is required. There is a 6 ft. board-on-board fence here for screening, so there will be no lights of cars shining on to the adjacent property.

The area with stacked parking, which is existing, is for employees or family for the services who tend to stay the entire time. There is no loading area designated, which is the current condition. Trash is stored in the garage and picked up from the garage.

ADA accessible parking spaces are provided.

Mr. Crum asked how the circulation would work. Mr. Bogan reviewed the two-way circulation pattern on sheet 3 of the submitted site plan.

Mr. Crum asked for a description of the project across the street. It is a 44-unit multifamily building.

Public:
None

Motion to approve pursuant to the conditions recited by the Bd. Secretary.:
Fitzhenry
Second: Stellatella

	YES	NO
Jeff Crum	X	
Andy Kaplan		
David Fitzhenry	X	
Salma Chand	X	
Carly Neubauer	X	
Clary Barber (Class I)	X	
Chris Stellatella (Class II)	X	
Suzanne Sicora-Ludwig (Class III)		
_____ (Alternate #1)		
Pierre Checo (Alternate #2)	X	

B. CULTURAL CENTER REDEVELOPMENT PLAN, Planning Board review of the proposed redevelopment plan pursuant to the Local Redevelopment and Housing Law (NJSA40A:12A-1 et seq)

Mr. Patterson described the role of the Board in relation to the draft redevelopment plan.

Mr. Patterson gave an overview of the area to be covered by the proposed redevelopment plan. He stated that there are to be three (3) different lots as part of redevelopment area. He stated that the properties fronting on Livingston Avenue are in the Downtown Redevelopment area while the properties fronting on Bayard Street are in an “area of rehabilitation”.

Mr. Patterson stated that the City cannot use powers of eminent domain for redevelopment under this plan and the developer would need to negotiate sale of the properties with the owners.

Mr. Patterson stated that the intent of the plan was to develop on the City’s cultural center as it is one of the gems of the City, located in the heart of downtown with a mix of uses nearby. He stated that this plan would provide for more modern facilities for the current Cultural Center users.

Mr. Patterson stated that housing would also be developed as part of this plan with a 10% affordable housing component along with market rate units. He stated that the continuous goal for the City is to create a more walkable city (less-car dependent) by providing a mixture of uses and more density as support by the Transit Village designation.

Mr. Patterson stated the plan calls for high density mixed-use development. He stated that the plan requires theater and residential development as part of the plan (at least 150 residential units and replacement of existing theaters). Mr. Patterson enumerated other uses that were permitted but not required to be built.

Mr. Patterson described the bulk requirements of the plan including the floor area ratio, height, setbacks, sky plane exposure plane, etc. Mr. Patterson described sidewalk and pedestrian amenities (wider sidewalks, marquees, etc.) to allow for walkability and protection from wind effects.

Mr. Patterson described the parking standards for the plan. He stated that the plans goal was to efficiently provide parking through the use of modern parking standards, shared parking standards, provision of car-share services, and bicycle parking. He stated that theater parking would not be required to be built on-site and would continue to be handled via the

parking decks in the immediate area as the theaters proposed are not going to be substantially bigger than existing.

Mr. Patterson discussed proposed improvements for loading in front of the theaters on Livingston Avenue to make it function more efficiently.

Mr. Patterson generally discussed potential signage options such as marquees, building naming rights, and other modern types of signage. Mr. Patterson stated that the circulation was not being changed under the redevelopment plan, but did offer the caveat that during the site plan stage a traffic impact study will need to be done by the developer which may identify circulation pattern changes.

Mr. Patterson stated that the redevelopment plan is substantially consistent with the goals of the City's Master Plan for development in the C-4 Downtown commercial zoning district. He stated the land use goals in the redevelopment plan are consistent with the master plans development goals for high intensity, mixed use development. Mr. Patterson stated that the Master Plan calls for cultural and entertainment activities to be in clearly defined activity centers, which is furthered by the plan.

Mr. Patterson discussed additional master plan goals furthered by the redevelopment plan such as clustering of development, protection/enhancement of City's commercial districts, and the redevelopment and enhancement of the City's downtown district through the development of residences downtown, promotion of the cultural center, etc.

Mr. Patterson stated that the redevelopment plan supports the State plan in that the area is supported by transit, has well developed streets, and has the infrastructure already in place.

Board Discussion:

Ms. Chand expressed concern with buses from the State Theater being parked in the surrounding area. She asked whether this plan will take that into account.

Mr. Patterson stated that the enhanced drop off area will help with that situation and make it more efficient.

Mr. Fitzhenry asked whether the two lots on Bayard Street were privately owned.

Mr. Patterson stated everything in the plan is privately owned.

Mr. Fitzhenry asked if the City was looking for a single developer

Mr. Patterson stated that it would most likely be a single developer but also stated that it could be a joint venture.

Mr. Crum expressed his support for the plan.

Public Comment:

Howard Geneslaw, Esquire, of the Law Firm Gibbons, P.C., introduced himself to the Board as the representative of Boraie Development and 5-7-9 Elm Row, LLC. Mr. Geneslaw stated that his clients had provided some suggestions to the City in regards to plan changes. He stated that he was pleased to hear that some of the suggestions were incorporated into the plan such as requiring theaters and residential to be developed. He stated that his clients had additional concern regarding circulation and traffic in the area and how the plan would affect it. He suggested that a traffic impact study be done during this stage of the process rather than at the site plan stage.

Mr. Patterson expressed to the Board that conversations were had with the Boraie's and he felt the concern was mainly with the Ferren Mall redevelopment project, but stated that conversations were on-going and progressing.

Mr. Patterson stated that no circulation pattern changes were proposed under the Cultural Center redevelopment plan as the street grid is already well developed.

Motion to find the New Brunswick Cultural Center redevelopment plan consistent with the New Brunswick Master Plan and to recommend to the City Council the adoption of the redevelopment plan made by Mr. Fitzhenry; seconded by Mr. Stellatella

	YES	NO
Jeff Crum	X	
Andy Kaplan		
David Fitzhenry	X	
Salma Chand	X	
Carly Neubauer	X	
Clary Barber (Class I)	X	
Chris Stellatella (Class II)	X	
Suzanne Sicora-Ludwig (Class III)		

_____ (Alternate #1)		
Pierre Checo (Alternate #2)	X	

VII. OTHER MATTERS OF INTEREST TO THE PUBLIC

VIII. ADJOURNMENT