

**CITY OF NEW BRUNSWICK
PLANNING BOARD
MAY 1ST, 2017
MEETING MINUTES
7:30 p.m.**

I. ROLL CALL

X	Jeff Crum (Chairman)
X	David Fitzhenry
X	John Petrolino
	Carly Neubauer
X	Manuel Castenada
X	Clary Barber (Class I)
	Chris Stelatella (Class II)
	Suzanne Sicorra-Ludwig (Class III)
	Pierre Checo (Alternate #2)

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS April 10TH, 2017 MEETING

Motion: Fitzhenry

Second: Barber

Approved by unanimous voice vote

V. RESOLUTIONS OF MEMORIALIZATION

None

VI. NEW BUSINESS

- A. CULTURAL CENTER REDEVELOPMENT ASSOCIATES URBAN RENEWAL, LLC, #PB-2017-01**, Site plan and subdivision application pursuant to the standards set forth in the Cultural Center redevelopment plan for construction a mixed use development consisting of theaters, office space, residential units and parking facilities located at 9

Livingston Avenue, Block 12, Lots 13.01, 15.01 and 23.01, Zoning District: C-4

Tom Kelso, Esq –

The application is for preliminary and final site plan approval for a mixed use building with theaters, offices and 207 residential units. There will also be a parking garage with ballet rehearsal space. The site plan conforms to the standards of the redevelopment plan. The application was heard and approved on April 10, but after the meeting a board member identified a conflict of interest. Therefore, they are back for a new hearing without that board members. The plans have not changed from the April 10 hearing.

Christopher Paladino, President of Devco

Nothing he says tonight contradicts what he said at the last meeting. This is one of, if not the, most important redevelopment projects in New Brunswick history. There is a wide number of partners and participants involved in the planning of the project. Financing comes from the private and public sector including New Market Tax Credits and the New Jersey ERG program, among others. The project will allow there to be more cultural event nights. The two existing theaters will be replaced with to state-of-the-art theaters. The rehearsal space will allow there to be less down time on the presentation stages. This allows the theaters to be more inclusive as community arts groups can use the space with less disruption to the main presentations.

Mr. Aithal reviewed the purpose of the rehearing and that the applicant is not at fault for needing the rehearing. Mr. Petrolino asked if the April 10 record is still a valid record. Mr. Aithal said Mr. Kelso is likely to move to incorporate that into tonight's presentation.

Mr. Crum stated that the Board was accepting the credentials of the professionals who testified at the previous hearing.

David Manfredi, Architect

Site Plan

He reviewed how the building lays out including the building access points for the theaters and residential units off Livingston. The Bayard frontage has access to the ballet rehearsal space and garage plus a corridor that allows access through to Livingston Avenue.

A-1 Floor Plan of theater floor

He reviewed how the theater and residential lobbies work.

A-2 Livingston Ave Perspective Rendering

The reviewed the entrances and how it interacts with the public space. The building will be a billboard for the arts. The residential floors above the theaters will have a lot of glass area.

A-3 Perspective from Liberty Street

The perspective shows the building context and presence on the street.

A-4 Livingston Avenue Close Perspective

The exhibit shows more detail of the Livingston frontage that shows how the building will relate to the street.

A-5 Bayard Street Perspective

The frontage has the rehearsal space, with the parking structure to the side and above. The parking structure façade will have a complimentary brick and be enhanced by banners.

A-6 Interior Theater #2 Rendering

The exhibit gives an impression of what the interior will look like.

Christian Roche, Engineer

His testimony from the previous hearing holds true. The site has 3 lots currently. Lot 13.01 will be subdivided. Lots will be consolidated. There will be the TD Bank remainder lot and the lot for the project. There are no variances.

The parking garage has 344 spaces in the structure plus about 38 ground floor spaces. The parking count is in excess of what is required. The NBPA will provide daily parking for excess spaces. There are no gates at the entrance to reduce the chance for queues into the garage. License plate readers will be used to track cars.

SU-40 vehicles will be able to pull straight into the loading dock. Larger WB-67 trailers will need to be backed in. There will be a flag person to assist with the maneuver.

Livingston Avenue will have an improved drop off area that will accommodate 6 vehicles.

Landscaping will be provided on the Livingston and Bayard frontages.

Lighting will be similar to the existing city lighting fixtures plus wall mounted fixtures on the parking deck.

Storm water detention is not required but they are proposing a new storm water conveyance system.

All major utility connections will be from Livingston Avenue.

Daniel DeSario, Traffic Engineer

The two existing theaters will be replaced by two similar sized theaters to there is no significant change from the theaters. From the proposed new office and residential space, the highest peak demand is about 70 trips per hour. This is not a significant additional volume that will negatively impact traffic conditions. One curb cut on Bayard Street will be eliminated by the project.

Mr. Kelso stated that as part of the TD Bank subdivision, the applicant will be providing on the surface level of the deck for TD Bank. The final layout has not been finalized. There will also be an ATM machine in the parking deck lobby.

He stated that the testimony has not changed from the previous hearing so he asked that the April 10 record be incorporated into the record of this hearing.

Public Comment:

Charles Kratovil

He asked about the number of members needed for a quorum, which is 5. He asked about conflicts of interest. He asked if New Brunswick Tomorrow, Jones Lang LaSalle or Rutgers had participation. Mr. Paladino said Rutgers was involved as an equity investor. Mr. Castenadas said he was an adjunct professor at Rutgers-Newark. Mr. Aithal explored his relationship and determined it was not a conflict. Mr. Kratovil said he had a problem with this decision. Kratovil also reviewed different parties that Mr. Kelso represented.

Board Discussion:

Mr. Aithal reviewed the reasoning the application was being reheard related to a board member who a conflict, voted and did not disclose this until after the meeting.

If board members have questions about their ability to participate related to a conflict issue, they can rely on the opinion of the board

counsel. He felt that the very part-time position at a different Rutgers campus did not rise to the level of a conflict of interest and Mr. Castenada could participate.

Mr. Fitzhenry made a motion to incorporate record of April 10 into this meeting and approve this application

Secretary: Fitzhenry

Second: Petrolino

	YES	NO
Jeff Crum	X	
David Fitzhenry	X	
John Petrolino	X	
Carly Neubauer		
Manuel Castenada	X	
Clary Barber (Class I)	X	
Chris Stellatella (Class II)		
Suzanne Sicorra-Ludwig (Class III)		
Stephan Lujan (Alternate #1)		
Pierre Checo (Alternate #2)		

VII. OTHER MATTERS OF INTEREST TO THE PUBLIC

Mr. Kratovil asked if members were still on the Board (Lujan – no, Neubauer – yes, Checo – yes.)

He asked about allegedly missing information on board members disclosure forms.

VIII. ADJOURNMENT