

Planning Board
City of New Brunswick
September 11, 2012

Roll Call:

x	Robert Colonna, Chair
x	Linda Hunter
	David Fitzhenry
	Suzanne Ludwig
	Maria Torrisi
	Tom Valenti
x	Michael Drulis (Class I)
	Kevin Jones (Class II)
x	Betsy Garlatti (Class III)
x	Luis Berrios (Alternate #1)
x	Tony Barber (Alternate #2)

Open Public Meetings Statement was read

Salute to the Flag

Minutes

Approval of the minutes of the Board's July 10, 2012 meeting

Motion by: Garlatti

Second by: Hunter

Approved unanimously

Resolutions of Memorialization:

SOMERSET STREET URBAN RENEWAL, LLC , PB-2012-17, Variance application for the installation of awning signs located at 5 Easton Avenue, Block 45, Lot 11.01, Zoning District: C-4

Motion: Hunter

Second: Garlatti

Approved: Garlatti, Hunter, Berrios, Barber

Old Business:

None

New Business:

SAINT PETERS UNIVERSITY HOSPITAL, PB-2012-21, Site plan and variance application for the site modifications and façade changes located at 254 Easton Avenue, Block 449 Lot

1.01 Zoning District: HI

Luis Berrios recused himself due to a conflict with his employment at St. Peter's.

Sandy Gallacio, Esq. - The project is to expand the existing emergency room and to rearrange the parking area for the emergency room to make it more efficient. A parking variance is required.

Mario Ianelli, Engineer – The existing emergency room has 23 drop off parking space.

A-1 Aerial photo of the project neighborhood.

A-2 Aerial photo of the project site

The site is predominantly paved and there are no sidewalks existing along Park Blvd, which this plan will improve.

A-3 Existing and Proposed Rendered Site Plan.

The proposed plan retains 6 ambulance drop off spaces but rearranges their location and expands the canopy area to cover all 6 spaces rather than the current 2 spaces. This reduces the number of drop-off patient spaces that can be provided. The hospital offers a free valet parking system so the drop off spaces are not necessary. The patients' cars will be parked by the valet in the rear parking lot. There will also be a privacy screen wall between the ambulance area and the emergency room drop off so that the insides of the ambulances are not seen by others.

A sidewalk will also be added on Park Blvd where none exists now. The impervious surface area will be reduced through this plan.

Robert Muchaly, St. Peter's Hospital VP of Facilities – signage will indicate the presence of the valet parking system and there will be security officers available to assist arriving patients. They will sign the service as a free valet service. The valet at the ED entrance is 24 hr.

John Chadwick, Planner -

A-4 Aerial photo of the project area.

There are 1860 spaces now and 1841 when the project is completed, which is a minimal change. The variance is justified under both a C-1 and C-2 basis. The site is fully developed and adding more spaces would require demolition. On a C-2 basis, the variance is justified as it makes the emergency operations of the hospital more efficient which improves public safety. There are no significant negative impacts from the granting of the variance due to its minor nature. Additionally, the project will improve the public sidewalks. The signage for the area will also be improved and provide better direction.

Public: None

Motion to approve with the cited conditions: Garlatti

Second: Hunter

	Yes	No	Abstain
Robert Colonna, Chair	x		
Linda Hunter	x		
David Fitzhenry			
Suzanne Ludwig			
Maria Torrisi			
Tom Valenti			
Michael Drulis (Class I)	x		
Kevin Jones (Class II)			
Betsy Garlatti (Class III)	x		
Luis Berrios (Alternate #1)			
Tony Barber (Alternate #2)	x		

SEMINARY REDEVELOPMENT URBAN RENEWAL ASSOCIATES, LLC AND NEW BRUNSWICK THEOLOGICAL SEMINARY, PB-2012-22, Site plan and variance application for the redevelopment of the existing Seminary parcel located at Block 94, Lots 1.02 and 5.01, Zoning District: IN-1

Tom Kelso, Esq.

The application is part of a major project that will develop other sites along College Avenue. Seminary Redevelopment is pursuing redeveloper status for the project but has not obtained it yet, therefore the Seminary itself is a co-applicant. As the application was submitted prior to the adoption of the redevelopment plan the IN-1 rules apply, not the redevelopment plan zoning. This leads to a height variance for the project. However, the redevelopment plan has since been adopted but does not apply to this application for technical reasons. The height is not a variance under the redevelopment plan.

The library is retained on the site, but all buildings on the site towards College Avenue will be demolished.

There is a signage variance requested for 5 stand-alone signs, which are not fully designed yet, but the applicant requests approval of the number of signs subject to final review of the location and sign design.

Rebecca Koze, Engineer

The project develops a 3 acre portion of the existing 8 acre Seminary site.

A-1 – demolition plan

The existing library will remain on the site.

The proposed seminary building is located along College Ave with drive access from Bishop Place. A second building will front on Bishop Place.

Seminary Place is proposed as a two-way street during construction to minimize construction traffic impacting College Avenue. This will require City Council approval. There will be a one-way drop off area off of Seminary Place for deliveries and drop offs. There will be walkways between the two buildings.

Free standing signs are proposed to provide identification throughout the campus to provide visibility from the three street frontages. A variance is required for the number of signs and the setback of a sign on the Bishop Place side.

The grading will retain the existing drainage pattern. Runoff will be collected through inlets on-site. An underground detention system is provided. A water quality device is also provided.

Several large diameter existing trees will remain. New trees will be provided throughout the site. The parking area near College Avenue will be screened with three levels of landscaping to screen the parking area from the College Avenue ROW.

Bignell – have additional foundation plantings been provided on the West side to comply with the ordinance? Koze – they will review this to see how to comply.

All site lighting is LED lighting. The lights will not spill onto adjacent properties.

Bignell – can some benches be provided for seating on the site?

Access to Gardner Sage Library will be retained during construction.

Michael Farewell, Architect

The project retains the Gardner Sage Library and provides new buildings to wrap the older library and create a campus. The parking has been design to be remote and screened from the buildings. Most students and faculty will park in the Bishop Street lot.

The chapel portion of the building is the icon of the campus. As an icon, they attempted to give it height by relocating the existing carillon to the peak of the chapel. Building height is also increased in order to provide good acoustics inside. The building will be lower than the Sage Library due to both building height and elevation of the site.

The exterior will use brick veneer to match the color of the existing library.

The mechanical units on the roof will be screened so they are not seen.

David McInerney, Planner

The maximum height allowed is 35 ft, whereas 38.4 ft is provided. The architect testified that the chapel acoustics require a high ceiling, creating the variance. The variance is justified on a C-2 basis: promotion of the general welfare by increasing the viability of the Seminary; the existing permitted use is retained, the site is particularly appropriate as all the needed

infrastructure exists at the site. The negative criteria are addressed as the plan advances the purposes of zoning cited in the master plan for the IN-1 zone and its purpose of providing for educational facilities.

Variance for 5 free standing signs is sought instead of one facade sign plus a setback variance for one of the signs. The signs are needed as there are 3 frontages.

The details of the signs are subject to further review and are expected to comply with the ordinance.

Public:

Charlie Kratovil, Is the project dependent on the tax credit application?

Kelso, That is not relevant to the site plan approval

Kratovil, what is the zoning, Patterson – IN-1 zone

Kratovil – what makes these buildings “green”?

Farewell – LEED status is not sought but the elements of the building such as storm water, lighting and landscaping are “green”

Motion to approve with cited condtions: Garlatti

Second: Drulis

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Robert Colonna, Chair	x		
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Betsy Garlatti (Class III)	x		
Luis Berrios (Alternate #1)	x		
Tony Barber (Alternate #2)	x		

Adjournment 9:05 pm