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RESOLUTION

NEW BRUNSWICK PLANNING BOARD

WHEREAS, 20 Van Dyke Avenue, LLC has made application to the New Brunswick Planning Board, File No. 17-2003, for preliminary and final site plan approval with bulk variances so as to construct two (2) warehouse buildings on property which is in the I-2 zone located at 26 Van Dyke Avenue and designated on the Tax Map of the City of New Brunswick as Block 596.01, Lot 16.03; and

WHEREAS, the proposed use is a permitted use. The applicant seeks to construct three (3) signs and two (2) signs are permitted. In addition, the applicant seeks the following relief regarding the size of the signs:

ORDINANCE	PERMITTED	PROPOSED
<i>1st Sign-Free standing Jersey Avenue sign</i>		
Area of sign	100 s.f.	500 s.f.
Height of sign	15'	50'
Distance from property line	20'	10'
<i>2nd sign/Monument sign</i>		
Area of sign	100 s.f.	180 s.f.
Height of sign	15'	12'
Distance from property line	25'	15'
<i>3rd sign/Free Standing Van Dyke Avenue sign</i>		
Area of sign	100 s.f.	180 s.f.
Height of sign	15'	22'
Distance from property line	25'	10'

WHEREAS, the applicant submitted in support of the application the following documents:

- 1) Site Plan prepared by Meridian Engineering Group dated April 21, 2003; and

WHEREAS, a public hearing was conducted on August 13, 2003; and

1 **WHEREAS**, the applicant presented the following witnesses in support of the application:

- 2 A) Rose Muricello Representative, Wick Developers; and
3 B) William Lund Professional Engineer and Professional Planner; and
4 C) James DeBarbiere Professional Architect; and

5 **WHEREAS**, after considering the evidence presented in support of the application, and after
6 considering the comments from the public and after considering the reports and comments from the
7 Board's professionals, the New Brunswick Planning Board made the following findings of fact:

- 8 1) The applicant is proposing to construct two (2) warehouse buildings. The first
9 building will be approximately 100,000 s.f. and the second building is proposed to
10 be 107,000 s.f.
11 2) The proposal includes construction of sixty-one (61) loading bays and one hundred
12 sixty-four (164) parking stalls.
13 3) The applicant proposes construction of three (3) free-standing signs and two (2) are
14 permitted. Also, the signs exceed various ordinance requirements for size. There are
15 no other bulk variances requested.
16 4) In Building 1, it is proposed to also include 2,300 s.f. of office space. It is proposed
17 that in Building 2 there will be 2,128 s.f. of office space.
18 5) The applicant purchased the property in 2001. The property has been vacant for
19 more than forty (40) years. The applicant proposes to construct a similar type of
20 warehouse as that recently completed on Van Dyke Avenue.
21 6) The project will have access from Van Dyke Avenue at the existing roadway and
22 also from Jersey Avenue. It will also have an internal access point into the adjoining
23 BrunsWick Industrial Center. Testimony from the applicant was that the majority
24 of traffic will enter and exit onto Jersey Avenue.
25 7) The property has been tested regarding environmental issues and found to be free of
26 contaminants. The development of this property will not have a negative
27 environmental impact to the existing property as well as the surrounding properties.
28

- 1 8) The marketing for the proposed tenants will seek low impact warehouse operations.
2 All utilities are readily available at the site and are adequate to service the new
3 buildings.
- 4 9) The applicant proposes construction of three (3) signs. This is for the proper
5 identification of the site.
- 6 10) The proposed height of the building is 37 ½ feet. The main sign which is proposed
7 to be fifty (50') feet high which is higher than the existing building. The Board
8 expressed concern that the height of the sign was excessive.
- 9 11) The Board determined that the proposed sign was excessive in size and height. As
10 a result, the size of the sign had to be reduced. The Board felt that, in light of the
11 size of the project, that the request for three (3) signs was appropriate.

12 **WHEREAS**, after making such findings of fact, the New Brunswick Planning Board made
13 the following conclusions:

- 14 1) The proposed use is a permitted use and does not require any bulk variances with the
15 exception of the proposed Signage.
- 16 2) The applicant's request for three (3) signs is appropriate. Proper identification of the
17 site is necessary. Due to the size of the property, three (3) signs are necessary for the
18 proper identification for the site. This will enhance identification of the site as well
19 as traffic movement entering into or exiting firm. The benefits substantially
20 outweigh the detriments and the relief should be granted.
- 21 3) The size of the proposed signs is excessive. The proposed size of the signs are not
22 necessary for the proper identification of site. This is especially so in light of the
23 applicant receiving a variance for three (3) signs. As a result, the size of the signs
24 can be as follows:

ORDINANCE	PERMITTED	ALLOWED
1st Sign-Free standing Jersey Avenue sign		
Area of sign	100 s.f.	180 s.f.
Height of sign	15'	22'
Distance from property line	20'	10'
2nd sign/Monument sign		
Area of sign	100 s.f.	180 s.f.
Height of sign	15'	12'
Distance from property line	25'	15'
3rd sign/Free Standing Van Dyke Avenue sign		
Area of sign	100 s.f.	180 s.f.
Height of sign	15'	22'
Distance from property line	25'	10'

NOW, THEREFORE, be it resolved by the Planning Board of the City of New Brunswick that the application made by 20 Van Dyke Avenue, LLC, File No. 17-2003 for preliminary and final site plan approval along with bulk variances so as to construct two (2) warehouse buildings with three (3) signs on property in the I-2 zone located at 26 Van Dyke Avenue and designated on the Tax Map of the City of New Brunswick as Block 596.01, Lot 16.03 is granted subject to the following conditions:

- 1) The applicant can construct three (3) signs but the size of the signs must comply with City Ordinance; and
- 2) Compliance with Carr Engineering Associates Report dated August 8, 2003; and
- 3) Final landscaping plan shall be subject to T.A.C. review and approval; and
- 4) Monetary Contribution to the Tree Preservation Trust Fund in an amount to be determined by the T.A.C.; and
- 5) Payment of all fees due to the City of New Brunswick, if applicable; and
- 6) Installation of tracking pads at all construction exits during construction; and

- 1 7) Middlesex County Planning Board approval and/or waiver of same; and
- 2 2) Freehold Soil Conservation District approval; and
- 3 3) Installation of sidewalks as per city requirements along entire Jersey Avenue and
- 4 Van Dyke Avenue frontages; and
- 5 4) Obtain DOT approval if needed.
- 6
- 7

8 I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION
 9 PASSED BY THE PLANNING BOARD FOR THE CITY OF NEW BRUNSWICK AT A
 MEETING HELD ON THE _____ DAY OF _____, 2003.

NAME	VOTE FOR	VOTE AGAINST	NO VOTE
Amato	X		
Beck	X		
Dancy			X
Garlatti	X		
Harper	X		
Ludeke	X		
Maloney	X		
Miller			X
Patterson	X		
Sheehan	X		
Valenti	X		