

ROUTE 18  
TRANSPORTATION IMPROVEMENTS

---

**COMMUNITY  
PARTNERING TEAM**

---

CITY OF NEW BRUNSWICK

## MINUTES OF MEETING

**PROJECT:** ROUTE 18 - Section 2F, 7E, and 11H  
City of New Brunswick  
Middlesex County, New Jersey

**PLACE:** New Brunswick City Hall, Council Chambers  
Bayard Street  
New Brunswick, New Jersey

**DATE:** April 26, 2002

**DATE OF REPORT:** May 8, 2002

**SUBJECT:** Boyd Park Enhancements Group - Meeting No. 3

**ATTENDEES:**

Jim Campbell	New Brunswick-Parks	732-745-5112
Morteza Ansari	Keep Middlesex Moving	732-745-2326
George Ververides	Middlesex County Planning Dept.	732-745-3013
Frank Wong	Rutgers University	732-445-2430, X604
Steve Hardegen	NJDEP-Historic Preservation Office	609-984-0141
Cathie Springer	Newell Avenue Neighborhood	732-828-7458
Paul Morrisette	Newell Avenue Neighborhood	732-828-7458
Brenda Hammer	NJDOT-Landscape & Urban Design	609-530-5672
Cindy Bloom-Cronin	NJDOT-Landscape & Urban Design	609-530-5676
Pamela Garrett	NJDOT-Environmental Services	609-530-2721
Ed Tomaszewski	NJDOT-Environmental Services	609-530-2835
Paul Nowicki	Gannett Fleming, Inc.	908-755-0040
Michael Morgan	Gannett Fleming, Inc.	908-755-0040
Jeff Grob	Vollmer Associates	212-366-5600
Bill Anderson	Vollmer Associates	856-234-0800
Noriko Maeda	Vollmer Associates	212-366-5600
Jeanne Schlesinger	Schlesinger Associate	609-924-1818
Martine Culbertson	MA Culbertson	856-795-0524



**SUMMARY:**

The main objective of this meeting was to identify the community coordinator and secretary for the Group, to identify the issues from CPT meeting No. 14 to be addressed by the Group, to review the recommendations from previous Task Force efforts and to present concepts for discussion on the facilities and enhancements in the City Docks area of Boyd Park. (Agenda attached.)

**POINTS OF DISCUSSION:**

- Martine opened the meeting at approximately 1:30 PM by welcoming everyone and having all attendees introduce themselves. She reviewed the meeting objectives and the agenda (attached) as well as the responsibilities of the Boyd Park Enhancements Group. Volume 2 CPT Handbooks were passed out, and Martine reviewed their contents and structure. Steering Committee Meeting Report No. 3 was provided to all.
- Jim Campbell will serve as the Community Coordinator for the Group, joining Mike Morgan (Design Team Coordinator) and Pam Garrett (NJDOT).
- Mike Morgan led the discussion of Boyd Park enhancements. He explained that the Group's input and decisions would provide the technical design team with important direction on specific park features, amenities and improvements to be included in the Route 18 project design. The design team would provide information and evaluate alternatives to assist the Group's decision-making efforts.
- The Group reviewed the issues identified in the CPT Meeting No.14 and determined those that should be considered by the Group during enhancements discussions. They are:
  - Replacement of trees - analysis of amount in order to determine impacts
  - Aesthetic lighting - will it require subtle lighting or have more lights at night
  - Safety and security considerations for the design features
  - Structures to be as graffiti-proof as possible (flyers/bulletins considered graffiti too)
  - Signs - need to be designed to minimize graffiti and maintenance
  - Sidewalks and bikes - how close to traffic/aesthetics
  - Gateway concepts encourage community feeling
  - Lighting & streetscape elements
  - Utilities - city water main/sewer pipe system improvements
  - Access to old Police site for development
  - Boyd Park impacts acceptable w/ enhancements at city docks
  - Regional switching station for public utilities - New St. overpass
  - Maintenance issue w/existing landscaping
  - Richmond St. - ped access, city side to Boyd Park & development of park site area
  - Demolish police station site: accelerate right-of-way acquisition process if possible
  - Commercial Ave, Neilsen & George intersection improvements: pedestrian safety
  - Identify architectural features
  - City utilities to consider improvement, upgrade water main, need to coordinate
  - Pedestrian access at bus stops
  - Enhanced signage on Rt. 18 corridor – aesthetics
  - Noise Barriers, Bridges & Retaining Walls
  - Impact to existing park infrastructure

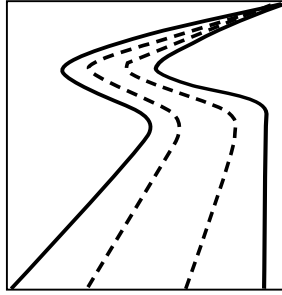
- Mike Morgan reviewed with the Group the recommendations from the previous Boyd Park Task Force meetings and discussed that these will be the focus of the Enhancement Group efforts: minimize the proposed Boathouse Drive-CD Road intersection elevation; develop the City Docks area as a passive park with a city boat launch; link proposed City Docks park expansion area to existing Boyd Park via a continuous river walk promenade along the Rutgers Boathouse; provide retaining walls and other features consistent with the Corridor Aesthetics Group recommendations; and provide landscaped berms along NB CD Road walls to minimize visual impacts and lessen exposed height of retaining walls.
- Mike Morgan then discussed project design developments that must be considered and which may influence or affect decisions made by the Group: the floodway re-delineation line process and its impact to Park improvements; the need to provide for flood waters to recede through the park from the New Street area; and George Street structural options being looked at and the resulting impact to the use of the City Docks area below George Street.
- Mike Morgan then presented a plan showing the design team's current scope of design work for Boyd Park areas being identified as Boyd Park Extension Area, Rutgers Boathouse Area, and Boyd Park Area. (See attached graphic.) The following suggestions were offered by the Group:
  1. Include the bikeway along Route 18 north of the Albany Street tunnel undercrossing (The Trench) in the scope of Boyd Park improvements.
  2. Include improvements in the area behind the Police Station to provide a seamless link of Boyd Park to the Albany Street tunnel. Further, the Group recommended that the police station site be developed as parkland.
  3. Include another Boyd Park entrance from the NB CD Road sidewalk between the Commercial and New Street access points to improve feelings of safety and increase access opportunities.
- Jeff Grob then presented wall elevation sketches along the Park area and design challenges associated with the wall heights required, selection of appropriate materials and coordination with landscaping. He noted that fill placement against the wall is an effective means of reducing apparent wall height. He also said special consideration would have to be given to the amphitheater area, where the wall will be about 5 feet from the structure. The Group wanted to see several cross sections through the park to show options (full height wall, stepped wall, berming and combinations), the resulting amount of horizontal park area occupied by fill placed to reduce vertical wall height, and the impact of the fill on existing park equipment and facilities. (Action Item-Vollmer)
- Jeff Grob briefly described the structural options for the George Street-CD Road area wall and bridge to maximize the available useable parkland below the structure. The height difference between the City Docks area and the structure above are such that a feeling of an overhead restriction would not result. The Group suggested that the wall and the layout of this area of the City Docks must consider the issues of security, due to its isolated nature. The Group wanted to see cross sections and possible schemes (parking or park area) under the George Street intersection area to reduce the apparent wall height. (Action Item-Vollmer)
- Jeff then reviewed photos of New Brunswick's architecture and cityscape to show the City's dominant features and common detailing: red rock/brick, arched masonry and the river connection. He suggested project features should draw influences from and become part of New Brunswick's existing architectural fabric.
- Various retaining and noise wall rendering samples were then presented and discussed to give the Group an idea of the potential treatment types and applications that could be considered. The goal was to exhibit ways to make the walls "blend in" and complement Boyd Park.

- The Group recommended that trees planted in the berm against the park side of the wall be placed such that the foliage would be above the CD Road wall, and thus be visible from the city. This would serve to soften the view of the Park area from the city. Also, it was requested that an investigation be made of the feasibility of using an “open” parapet wall (such as a balustrade-type design) along the northbound CD Road sidewalk. This would provide a decorative safety barrier between the sidewalk and the park below, increase visibility and promote a feeling of openness on the northbound CD Road/sidewalk. (Action Item-Vollmer & Gannett Fleming)
- The Group requested that the City provide input into the desired features and capabilities for the pavilion area (open-air, roof-covered area only or provided with electric, water, sewer utilities). (Action Item-City of New Brunswick)
- The Group requested an update on the issues associated with the Green Acres park acceptance process. (Action Item-Gannett Fleming & Mike Heenehan-NJDEP, Green Acres)
- The Group requested information on the boat launch area issues (feasibility, capacity, design criteria and issues, permits required.) (Action Item-Gannett Fleming)
- It was agreed that the next meeting of the Group would be on May 22 at 1:30 PM, with the potential meeting place in or at least a visit to Boyd Park.

We believe the foregoing to be an accurate summary of discussions and related decisions. We would appreciate notification of exceptions or corrections to the minutes within three (3) working days of receipt. Without notification, we will consider these minutes to be record of fact.

Michael A. Morgan, P.E., P.P.  
Project Engineer/Planner

cc: Attendees  
Steering Committee  
Boyd Park Group Members



ROUTE 18  
TRANSPORTATION IMPROVEMENTS

---

**COMMUNITY  
PARTNERING TEAM**

---

CITY OF NEW BRUNSWICK

**BOYD PARK ENHANCEMENTS  
MEETING NO. 3**

**AGENDA**

April 26, 2002

Council Chambers, City Hall, New Brunswick, NJ

**Objective:** To identify the community coordinator and secretary for the Group, to identify the issues from CPT Meeting No. 14 to be addressed by this Group, to review the recommendations from the previous Task Force effort, and to present concepts for discussion on the facilities and enhancements in the City Docks area of Boyd Park.

- I. Welcome and Introductions
  - Agenda and Goals
  - CPT Group Responsibilities
  
- II. Boyd Park Enhancements Discussion
  - Identify Issues from CPT Meeting No. 14
  - Review Task Force Recommendations
  - Review Park "Scope of Work" Required
  
- III. Summary and Close
  - Action Items / Next Meeting
  - Feedback / Closing Comments

