

**LAWRENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING
MONDAY, OCTOBER 25, 2010, 7:30 P.M.**

Present: Philip B. Duran
James S. Kownacki, Council (III)
Richard S. Krawczun (Class II)
Michael S. Powers, Mayor (Class I)
Kim Y. Taylor
Terrence O. Leggett, Alt. #1
David C. Maffei, Vice Chair
Paul A. Penna, Chair

Absent: Keith Dewey (Absent/excused)
Stacy McCormack (Absent/excused)
Paul M. Palombi, Alt. #2 (Absent/excused)

Also Present: James F. Parvesse, P.E., Municipal Engineer
Philip B. Caton, Planning Consultant, Clark•Caton• Hintz
David M. Roskos, Attorney, Sterns & Weinroth
John H. Rea, Professional Traffic Consultant
Sara A. Summiel, Recording Secretary

1. Statement of Adequate Notice

Adequate notice of this meeting of the Lawrence Township Planning Board has been provided by filing the annual meeting schedule with the Municipal Clerk as required by law; by filing the agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times, the Trentonian and the Lawrence Ledger newspapers.

2. Public Participation : (None)

3. MINUTES FOR APPROVAL:

Monday, June 21, 2010 – Regular

Mayor Powers moved and Vice Chair Maffei seconded to approve the minutes. This carried on the following voice call vote: AYES (6) NAYES (0) ABSENT (3) INELIGIBLE TO VOTE (2)

**LAWRENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING
MONDAY, OCTOBER 25, 2010, 7:30 P.M.**

4. General Development Plan Application No. GDP-1/10, LAWRENCE ASSOCIATES (QUAKER BRIDGE MALL), Block 4201.1, Lots 2, 3.01, 4, 36, & 37 and Block 5201, Lot 25.

The hearing was recorded. Jurisdiction continued from the September 20, 2010, meeting.

Jonathan I. Epstein, Esq., represented the applicant. Mr. Epstein gave a brief update with regard to the Developer's Agreement dated September 7, 2010. He stated that the Agreement has been executed by the Developer and the County. Mr. Roskos requested that a copy be made part of the Record. The applicant agreed to comply. Mr. Epstein explained that the Agreement has not been signed by NJDOT, but has been submitted to NJDOT.

Mr. Roskos requested the Township's Traffic Engineer Consultant to review the intersections that are candidates for future improvements. Mr. Rea gave a brief overview of the following intersections:

- Quakerbridge Road at Lawrence Station Road
- Quakerbridge Road at Village Road
- Grover's Mill Road at Renaissance Boulevard
- Grover's Mill Road at Quakerbridge Mall South Driveway
- Quakerbridge Road at Avalon Way
- Princeton Pike at Province Line Road
- Princeton Pike at Fackler Road
- Princeton Pike at Franklin Corner Road

Mr. Rea further explained that the above eight intersections do have some operational and level of service problems. He stated that, depending upon the nature of the site plan application as they come forward, these are the intersections that would be in need of updating. Following a brief discussion with Mr. Roskos with regard to the applicant's "fair share contribution", Mr. Rea felt comfortable with indicating \$500,000. He stated that the true estimate will be based upon traffic studies and the base line traffic at the time of site plan. He felt that from his review of other developers' plans in other municipalities that a 20-year vesting period is too long to determine what the traffic situation would be at that time. Mr. Caton added that he would like to see the "fair share contribution" of \$500,000 reflected in the Resolution and defer the exact amount at the time of site plan. The Board accepted. (See Attachment No. 1 – Reports)

**LAWRENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING
MONDAY, OCTOBER 25, 2010, 7:30 P.M.**

General Development Plan Application No. GDP-1/10 - Continued

With regard to the Pedestrian and Bike Path, Mr. Caton stated that the plan does not provide for an adequate biking and pedestrian circulation, as referenced in the Township's Master Plan and as required in the Ordinance. He stated that the Ordinance requires the construction of the Greenway System through the Mall property, at the time of any construction or renovation of 100,000 square feet or more at the Mall, and the path to be 10 feet wide according to NJDOT Class 1 Combined Use. He stated that construction would be from the western side of applicant's property to the western side of Route One, to the eastern side of the intersection at Grover's Mill Road and the Mall's Ring Road with access to Yorkshire Village provided that the site engineer can accommodate because of a detention basin. The applicant was requested to work with the Township Professionals. The applicant agreed to comply.

A discussion followed by Mr. Epstein regarding the pedestrian path. He requested some consideration on the bridge design to be five feet due to engineering problems which could present problems. Also, as a consideration, he stated some concern with the connection on the easterly side due to wetlands' limitations. The applicant stated that they would not want to build a path to nowhere. The applicant requested that all approvals be in place before the construction of the path. Mr. Caton agreed. The applicant proceeded to discuss the possibility of using the existing structure if the width was five feet because of the existing lane width.

A discussion followed by Mr. Caton and the applicant with regard to utilizing the bridge, the reduction in lane width and whether NJDOT would even approve. Mr. Krawczun suggested that the Resolution reflect six feet. He proceeded to state that the Professionals and NJDOT can review at time of site plan. He stated that it is the Board's interest to create the standard six-foot width. Also, he added that the creation of the pedestrian connection is one of the Township's priorities. Mr. Roskos added that the path may create a variance and recommended that the Board not act on the six-foot width, but request nothing less than five feet. The Board accepted. A brief discussion followed by the Board with regard to the pedestrians safety and how the Mall would benefit.

Vice Chair Maffei read a statement for the applicant's consideration, as part of the proposed expansion. He gave a detailed proposal for an educational, cultural and library setting; a performance space; community rooms for use and meetings; a theatre to house a stage, movie screen with a seating capacity of 300; adequate space for dressings rooms restrooms; and opportunities for public performances by Charitable Organizations or Entertainers. Mr. Krawzcun felt that Mr. Maffei's suggested proposal would be a good frame work for the subcommittee to work from and to see if it could be included. The applicant would not commit to a theatre at this time.

**LAWRENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING
MONDAY, OCTOBER 25, 2010, 7:30 P.M.**

General Development Plan Application No. GDP-1/10 – Continued

Mr. Roskos and Mr. Caton reviewed some of the conditions as follows: FAR compliance of .45 of gross leasable area; period of approval to be limited to eight years; RC Zoning revisions for three remaining departures; location of restaurant uses and associated parking and circulation; affordable housing contributions; cross easements with property owners; pedestrian/bicycling path and connection; signed Developer's Agreement; building approvals of Phase 1 and building permits; compliance of existing stormwater management and D & R Canal regulations, required plantings; concept of community facility plan and child play area; traffic impact analysis; traffic improvements to the County and State network; a Sustainability Assessment; local bus routes and Bus Rapid Transit system; resolving of deed restriction in the Deed from Bridge Estates, Inc. regarding the setbacks; and compliance with regard to the recommendations noted in the Township Professionals' memos and required revisions.

Exhibits:

**A-6 Development Agreement Executed/Signed by Applicant & County
September 7, 2010 & Letter of Transmittal from Mr. Epstein.**

Witness remained under oath:

- Joe Stallsmith – Vice President Civil Engineering – Simon Property Group

Township Professionals placed under oath:

Messrs. Parvesse, Caton and Rea

Public Comment:

- **Dennis Water, 4 Ivy Glen Lane, read a statement to the Board with regard to the safety of pedestrians, bicyclists and joggers crossing Route One, as well as, presence in the community. He stated his approval of a sustainability element to the Master Plan with regard to complete streets. He requested the Board to work with applicant to make this important link to the Community sooner, rather than later.**
- **James Goodman, 4390 Province Line Road, stated his discouragement that the applicant has not performed an engineering cost of the cantilever bridge despite the Board's decision a few years ago. He stated his concern about the five-foot width not being safe, as the path is already narrow and the delay of the timing for construction.**

LAWRENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING
MONDAY, OCTOBER 25, 2010, 7:30 P.M.

General Development Plan Application No. GDP-1/10 - Continued

Public Comment - Continued

- **Donald Pillsbury, 28 Nassau Drive, stated he is a motorist and a bicyclist. He stated concerns about the adequacy of the existing bridge and would like to see a better merge exiting from the bridge onto Route One. He stated that the present structure is inadequate with the proposed reduction in width.**

- **Anne Demarais, 64 Long Park Avenue, stated that when the bridge is built, it will be a “win win” win situation for everyone. Also, she suggested that the bridge be constructed before the first 100,000 square feet because it would have a wonderful impact on the Mall and the Township. She addressed the issues about signage and advocated for a “Q” logo, as part of the sign design that could be seen by the traveling public. Also, Mrs. Demarais felt very confident that the problem could be solved and that the bridge would be the key to untie the knot in all directions with Lawrence in the center of it.**

- **Ralph Copleman, 44 Titus Avenue, stated that the pedestrian bike path must be safe and would suggest five or six feet twice each way. Also, he stated some concern about the increase of shoppers and motorists.**

Mayor Powers moved and Vice Chair Maffei seconded to approve the application, and waivers, variances, including stated conditions, subject to all appropriate conditions and recommendations contained in the Township Professionals’ reports.

VOTE:

AYES: Duran, Kownacki, Krawczun, Powers, Taylor, Leggett, Maffei, Penna
ABSENT: Dewey, McCormack, Palombi

5. Old Business/New Business/Correspondence: None

LAWRENCE TOWNSHIP PLANNING BOARD
REGULAR MEETING
MONDAY, OCTOBER 25, 2010, 7:30 P.M.

6. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 9:08 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,
Sara A. Summiel - Emailed
Sara A. Summiel
Recording Secretary

MINUTES APPROVED: As Amended, December 20, 2010