

**LAWRENCE TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
MONDAY, SEPTEMBER 20, 2010, 7:30 P.M.**

**Present:** Keith Dewey  
Philip B. Duran  
James S. Kownacki, Council (III)  
Richard S. Krawczun (Class II)  
Michael S. Powers, Mayor (Class I)  
Kim Y. Taylor ( Arrived 7:40 p.m.)  
Terrence O. Leggett, Alt. #1  
David C. Maffei, Vice Chair  
Paul A. Penna, Chair

**Absent:** 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, August 16, 2010 – Regular**

**Councilman Kownacki moved and Vice Chair Maffei seconded to approve the minutes. This carried on the following voice call vote: AYES (8) NAYES (0) ABSENT (3) INELIGIBLE TO VOTE (0)**

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4. **RESOLUTION OF MEMORIALIZATION 14-10 approving Minor Subdivision Application No. S-2/10 DAVID AND MICHELLE RICHTER, 274 Carter Road, Tax Map Page 78.02, Block 7801, Lot 28.02.**

**Councilman Kownacki moved and Mr. Krawczun seconded to approve Resolution No. 14-10.**

**Vote:**

**AYES: Duran, Kownacki, Krawczun, Powers, Maffei, Penna**

**ABSENT: McCormack, Taylor, Palombi**

**ABSTAINED: Dewey**

**INELIGIBLE TO VOTE: Leggett**

5. **General Discussion 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. The Board took jurisdiction. Chair Penna requested Mr. Caton to give the Board an overview about a General Development Plan in accordance with the Municipal Land Use Law for a large scale of development that is to be built in phases over a period of years.

**Jonathan I. Epstein, Esq.**, represented the applicant. Mr. Epstein briefly explained the application is not a site plan, but more of a conception of what is envisioned at the existing property. He described the site to be 102 acres in size located in the R-C zone. Currently, existing at the site is the Quaker Bridge Mall which consists of 1,057,666 square feet of GLA. The applicant's proposed GDP envisions a net increase in the GLA of about 600,000 square feet. He explained that overall the plan will involve the demolition of existing the JC Penny Store and a portion of the mall of approximately 171,000 square feet. The applicant explained that the Phase 1 plan includes new construction for the JC Penny Store. The applicant is proposing new construction of 764,000 square feet GLA with a net of 1,665,608 square feet, which would result in a total of .45 FAR for the property. The applicant is proposing three new anchors, which includes the new JC Penny Store, two additional structures of retail and/or restaurants, and four new parking structures including deck, as previously approved. The applicant expressed the need to request the maximum vesting of 20 years and stated their reasons. The applicant gave an overview of the process for negotiation with regard to the approvals of all the tenants and multiple real estate deals. The applicant proceeded to give an overview of the Phase 1 Site Plan and cash contributions of \$8.4M based upon the participation agreement of NJDOT and Mercer County.

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The applicant further stated that a total of 168,910 square feet can be built on the site without any additional contributions from NJDOT. Mr. Caton addressed the FAR and explained to the Board the difference between the calculations associated with the parking structures and redevelopment of the interior. With regard to the NJDOT, Mr. Krawczun stated that the Lawrence Township is not a signer of the Developer's Agreement with NJDOT.

The applicant's professional gave an update of the current status of proposed expansion of the Quaker Bridge Mall. The applicant stated that the JC Penney store will not relocate without the firm commitment from the other retailers. The applicant explained that since many retailers do not have additional capital, due to the economy, and are not expanding at this time. The applicant stated that regardless of the proposed expansion, there is a renovation plan to upgrade the interior design of the Quaker Bridge Mall. The applicant stated that a renovation campaign may start as early as next year. The applicant stated that an upgrade will consist of new entrances, new signage, flooring, ceiling, lighting, dressing rooms, restrooms, seating areas and hand railings. The applicant proceeded to give a time schedule if they were in the position to proceed with the proposed expansion.

The applicant's Civil Engineer referred to Exhibits A-1, A-2, A-3 and gave an overview of the Mall's existing conditions. The applicant is proposing to expand the regional shopping mall to the north and east toward Quaker Bridge Road. The applicant is proposing to increase the retail and restaurant use by a net gain of 593,441 square feet of new GLA, which include three new retail anchors. The applicant is proposing two out-parcels as auto centers. The applicant is proposing four new parking decks (Garage A, B, C, and D) to consist of a total of 7,420 spaces after the expansion. With regard to the traffic circulation, there would be three access points along the Westside of Route One, two access points along Quaker Bridge Road and an existing condition from Grover's Mill Road to Quaker Bridge Road. The applicant is proposing to eliminate the two access points along Grover's Mill Road Intersection and Quaker Bridge Road; construct new signalization, as previously approved as part of Phase 1. The applicant is proposing to upgrade the existing signalization. Following a brief discussion by Mr. Krawczun and Mr. Caton with regard to the bike path, the applicant agreed to revise the site plan for the bike path and shared sidewalk to continue from new intersection at Grover's Mill Road along the outside of the Ring Road up to and over Route One, and through Lot 25 up to its common line with Yorkshire Village. Although the applicant did not want to commit to the details of the bike path and sidewalk's width, the applicant was requested to build sidewalk up to 10 feet in width, where possible. The applicant agreed to a continued discussion with the Township Officials.

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With regard to the stormwater management, the applicant will maintain the locations of the design features and re-evaluate the current design standards at the site plan application. The applicant proceeded to describe their request for three alternative bulk standards for the GDP: (1) parking lot setback from the main mall building, where the applicant is proposing 4.3 feet (421.F.3.b); (2) parking lot setback from a freestanding building, where the applicant is proposing 15 feet (421.F3.b); and (3) parking garage setback at Ring Road, where the applicant is proposing a 15-foot setback (421.F.2.c).

Mr. Krawczun referred to Sheet CS801 that identify the changes to the GDP and questioned the estimate, by phase, on the square footage of retail that each would represent. The applicant proceeded to give an overview of Phase 1 and Phase 2 of the total build out. A discussion followed by the Board and Mr. Roskos with regard to retail parking, pedestrian improvements, height of bridge, sprinkler dry system, DEP standards, and façade for garages.

The applicant's professional gave a brief summary of the Community Impact Statement for the proposed expansion of Quaker Bridge Mall. (See Attachment No. 1 – Reports) The applicant stated that their findings were based on the updated analysis of calendar year January 2009. The applicant stated that the proposed improvements and expansion would net an increase assessed at \$168,534,547. A brief discussion took place by the Board with regard to an on-going tax appeal with Macy's, affordable housing, current adopted rules of growth share and the financial data for revenue from property taxes.

The applicant's professional gave a brief overview of the Traffic Impact Study dated May 14, 2010. (See Attachment No. 1- reports) The applicant briefly explained the traffic improvements with regard to Phase 1A associated with the GDP application. The applicant referred to Exhibits A4 and A-5 and addressed all of the improvements, as per NJDOT Developer's Agreement. The applicant is proposing to put \$2M in Escrow for future County improvements. Mr. Rea referred to his report dated July 9, 2010, and gave a brief overview of the traffic improvements. He requested the applicant to provide a parking management plan for his review for the Holiday Shopping period. Also, Mr. Rea stated that traffic studies will need to be updated from time to time being that traffic conditions can change. A discussion followed by the Board and Mr. Roskos with regard to the highway access and the process for the pedestrian bridge. Mr. Krawczun expressed that even though the Township was invited to the meetings regarding the pedestrian bridge, he stated concerns that the Township was never specifically asked what they wanted as part of the process for local road improvements. Mr. Roskos addressed the NJDOT approval of the pedestrian bridge and questioned the time frame for the build out.

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A brief discussion took place by Mr. Rea and the Board with regard to the applicant's fair share contribution for traffic improvements. Mr. Rea stated that he envisioned a contribution of about \$500,000.

The applicant's Civil Engineer gave a brief overview of the proposed upgrades of the proposed expansion. He explained the types of sustainability efforts to be proposed by the applicant with regard to energy savings for the design element. He identified various areas of the energy management system that are typically implemented such as white roofing, management techniques used by utility companies, off-site lighting, in-door air quality during construction, area for electric vehicular recharging stations and safe environment for employees. Mr. Krawczun questioned whether the applicant would implement some of the typical design practices at the existing Quaker Bridge Mall. Mr. Duran addressed the applicant's energy management system and stated some suggestions regarding conduits, roof penetrations and future sustainable improvements such as the installation of solar panels with regard to roof design. Vice Chair Maffei questioned the availability of Federal Funds, as incentives, for the installation of solar panels.

Vice Chair Maffei and Councilman Kownacki questioned the applicant's willingness to consider some public amenities such as stages and performances by community groups and/or schools. Following a brief discussion, Vice Chair Maffei suggested a committee be established to have some discussion with the applicant. The applicant agreed to discuss and stated that there will be a children's play area when the Mall is expanded.

A discussion followed by Mr. Krawczun with regard to all of the information that was given. He felt that the information given should be reconciled properly with regard to the testimony and comments. He stated that due to the many changes to the site plans and needed reviews by the Township Professionals, he suggested that the Board take no action on this matter, but continue jurisdiction to the October 25, 2010, meeting. The Board accepted and the applicant agreed.

A brief discussion took place by Mr. Krawczun and the Board with regard to the applicant's request for a 20-year vesting period. Mr. Krawczun suggested a shorter time of vesting (6-8 years for 100,000 sq. ft. of new space). Mr. Roskos stated that as the expansion begins, the Board can grant extensions. Although the Board expressed their support and partnership with the applicant for the expansion of the Mall, as it will serve the greater Mercer County, it was stated by the Board to not support such a long vesting period. The Board requested the applicant to consider reducing the years of vesting.

**No action was taken on this General Development Plan, Jurisdiction continued to next meeting for October 25, 2010.**

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**Exhibits:**

- A-1 General Development Phasing Plan**
- A-2 Existing Conditions Plan**
- A-3 Overall GD Plan**
- A-4 Aerial – Phase 1A – Improvement Summary**
- A-5 Aerial – Phase 2 – Improvement Summary**

**Witness placed under oath:**

- Kenneth Mackiewicz, Professional Engineer/Traffic & Expert (TRC Engineers, Inc.)
- John Albright, Senior Vice President – Development Office – Simon Property Group
- Richard B. Reading, Economic Analyst & Expert (Reading Associates)
- Douglas J. Szabo, Professional Engineer & Expert (Pennonni)
- Joe Stallsmith – Vice President Civil Engineering – Simon Property Group

**Public Comment: - None**

6. **Old Business/New Business/Correspondence:** None

7. **Adjournment**

**There being no further business to come before the Board, the meeting was adjourned at 11:00 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: December 20, 2010**