

Lawrence Township Planning Board
Regular Meeting
Monday, December 17, 2012

Present: Christopher B. Bobbitt – arrived 7:15 p.m.
Ian J. Dember
Philip B. Duran
Richard S. Krawczun, Municipal Manager
Terrence Leggett, arrived 7:08 p.m.
Gregory S. Puliti, Council
James S. Kownacki, Mayor
Glenn R. Collins
Kim Y. Taylor, Vice Chairperson
Doris M. Weisberg, Chairperson

Absent: Arron D. Duff

Also Present: James F. Parvesse, Municipal Engineer
Philip B. Caton, Clarke Caton & Hintz, Planning Consultant
Neil Yoskin, Planning Board Attorney
James Kochenour, Traffic Consultant
Susan Snook, Recording Secretary

1. **Statement of Proper 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, and by filing this agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times, and the Lawrence Ledger newspapers.

2. **Public Participation (for items not on the agenda):**

None

3. **Minutes for Approval:**

Monday, November 19, 2012 - The minutes were unanimously approved.

4. **Resolution of Memorialization:**

Resolution of Memorialization 18-12 approving Major Site Plan Preliminary & Final Approval Application No. SP-7/12; **Chapin School**, 4104 Princeton Pike, Block 7001, Lot 5.01.02.

Resolution of Memorialization 18-12 was approved.

Resolution of Memorialization 19-12 approving Major Site Plan Preliminary & Final Approval with Variances Application No. SP-4/12; **Lawrence Limited Partnership**, 2350 Princeton Pike, Block 2001, Lot 17.

Resolution of Memorialization 19-12 was approved.

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Resolution of Memorialization 22-12 approving Minor Site Plan Application No. SP-8/12; Princeton Junior School, Inc., 90 Fackler Road, Block 6703, Lot 2.02.1.

Resolution of Memorialization 22-12 was approved.

Resolution of Memorialization 23-12 approving Minor Site Plan Application No. SP-9/12; 3175 Princeton Pike, LLC; 3175 Princeton Pike, Block 3801, Lot 1

Resolution of Memorialization 23-12 was approved.

Resolution of Memorialization 24-12 approving Preliminary & Final Site Plan Application No. SP-11/12; Rider University (Indoor Athletic Practice Facility); 2083 Lawrence Road; Block 2807, Lots 1 & 5.

Resolution of Memorialization 24-12 was approved.

Resolution of Memorialization 25-12 approving Minor Site Plan Application No. SP-6/12; Asim Mufti, 22 Fackler Road; Block 6801, Lots 2, 3, and 4

Resolution of Memorialization 25-12 was approved.

5. **Applications:**

Amendment to Major Site Plan – Preliminary Approval Application No. SP-13/12; Bristol-Myers Squibb Company; Princeton Pike & Lewisville Road, Block 5001, Lots 1 – 3 & 11

Mr. Tarr stated that at the last meeting held in November, 2012 he gave an overview of the application and at that point they would come back with their experts. Mr. Tarr introduced the witnesses:

Bruce Mayer, Co-Director of Global Real Estate for BMS; Mr. Stearns of Stearns and Associates, planner for the applicant; Karl Pehnke, Langan Engineering, traffic engineer for the applicant and Mr. Wizeman, Van Note-Harvey Associates, civil engineer for the applicant.

Bruce Mayer provided a brief summary of what the proposed uses of the site as well as an overview of the long-term corporate needs for office and laboratory space in the central New Jersey area, and the unacceptability of the costs of construction and maintenance of parking decks.

D. Thomas Stearns, LL/PP, of Stearns and Associates LLC, the applicant's planner and landscape architect, provided testimony for the 1,525 sf in two phases (Exhibit A2 which was entered in the last meeting). He also testified for the elimination of the parking decks and the arrangement of the proposed surface parking lots. He also testified regarding the proposed additional landscaping, improved lighting, the relocation of emergency generators, and the elimination of the satellite ground station.

Mr. Stearns presented Exhibit A3, which was also presented at the November meeting which is the proposed site plan which was for 611,000 sf with five buildings including service parking around the perimeter; the loop road will stay the same as well as everything within the loop road will remain the same. The nearest service parking Lot #4 is 300 feet from the nearest home. The landscape for the

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parking lot there was no landscaping on top of the parking garages; however, landscaping will be added to the islands. There will be 20 trees removed by parking Lot 1 (the old Union Camp location) and by Lots 5 & 6 near the access ramp of I-95, 40 trees will be removed. 6,700 trees and shrubs will be added since the parking garages will be removed. The berms were constructed and landscaped near Lewisville Road as well as the berm by the swim club, Exhibit A5 (Color Exhibit Photo Board of Existing Berms). The berms have been there 10 years and have a lot of secondary growth and very natural looking and recommends to continue with the natural look.

Mr. Stearns presented Exhibit A6 Lighting: Color Site which he continued the lights will be mounted on the parking structures. The lights will be dropped 30' lower. the lights around the perimeter road will be 25' and visitor parking area will have a 12' high fixture and along the interior campus are 12' high fixtures and bollards fixtures. Mr. Stearns suggested for the parking lot lighting that Mr. Caton suggested that this is a medium value parking lot and would like a low level activity because it is not a public retail center or public lot. The parking lights will turn off at 10:00 pm and on at dawn, the perimeter and roadways will stay on.

Mr. Krawczun wanted to know for the lighting, what a good comparison to see in the field at a location. It was suggested by Mr. Stearns that Brandywine and most of the parking lots in Central New Jersey do a one-half foot candle minimum and is the same at Squibb on Route 206.

Richard K. Wizeman, PE, of Van Note–Harvey Associates, the applicant's site civil engineer, provided testimony that from the original approval that 25 acres of impervious surface and proposed is 15.5 acres of impervious surface plus 17.3 of porous pavement which will be replacing the parking garages, refer to Exhibit A7 – Typical Section Through Porous Pavement Parking Lot, dated December 17, 2012. Also being provided are dry wells to pick up the roof drainage in the court areas, Exhibit A1, which will take all the clean water off the roof and recharge it into the ground. He testified the use of porous pavement for the surface parking lots and will provide a list of deicers to use. He provided testimony regarding the decrease in impervious surface overall by approximately 10 acres, and regarding the improvements in stormwater drainage systems required by the new state regulations. He provided detailed testimony regarding the functionality of porous pavement, including its environmental impact and its maintenance and he reviewed the previously imposed condition regarding well water testing for neighboring lot owners.

Karl Pehnke, PE, of Langan Engineering and Environmental Services, the applicant's traffic engineer gave a detailed explanation of the overall traffic to be generated by Phase I and the impact of that traffic on Princeton Pike and other area roads. He demonstrated the intended roadway improvements, particularly those on Princeton Pike, at the entrance drive and to the north have not changed, Exhibit A8 – Conceptual Improvement Plan, dated December 13, 2012 and gave an explanation of the re-configuration of Princeton Pike. Mr. Pehnke provided testimony as to the remarks on the memos provided by James Kochenour, the Township Traffic Consultant. Mr. Knockenour stated he reviewed Mr. Pehnke latest submission and found it to be acceptable and could not find anything to be incorrect or inadequate with his traffic study as well as the data analysis. Mr. Knockenour had one problem with the new improvement proposed at Lenox North Drive, coming out the site, there is a double lane turn coming out of that driveway. Mr. Knockenour asked if it could be a right turn out at least in the beginning phase of this project because providing a double lane turn you add an additional phase to the traffic signal and would allow people to make a right-hand turn on red.

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Mr. Caton asked if the applicant will agree to participate in discussions with the Township, if requested to do so, regarding the possible improvement of the level of service of the eastbound left turning movement from Lewisville Road onto Princeton Pike. Mr. Caton continued to ask about the tree density calculations for the revised plan and the applicant will comply with the surplus of trees and no specimen tree will be removed. Mr. Caton also stated that the landscape plan is more than adequate and he continued that there is a need for some breaks in the landscape islands and sidewalk thru the parking lot.

Chairperson Weisberg stated she was concerned using the "Ash" tree for a shade tree and asked if it could be changed due to infestation. The applicant stated they will not be using the "Ash" tree. Councilman Puliti stated this is certainly an improvement taking down the parking garages and welcomes BMS.

Public Participation (Questions):

None

Public Participation (Statements):

None

The Board members decided to vote on the resolution of Memorialization for the Bristol Myers Squibb application in lieu of scheduling a special Planning Board meeting; therefore, Resolution of Memorialization 26-12 approving Amendment to Major Site Plan Approval – Preliminary Application No. SP-13/12 for Bristol-Myers Squibb Company, 3401 Princeton Pike, Block 5001, Lots 1, 2, 3 and 11.

Resolution of Memorialization 26-12 was approved.

6. **Planning Board 2013 – 2014 Meeting Schedule:**

The 2013 – 2014 Planning Board meeting schedule was unanimously approved.

7. **Adjournment:**

There being no further to come before the Board, the meeting was adjourned at 8:24 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,


Susan J. Snook
Recording Secretary

Minutes Approved: _____

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