

Lawrence Township Planning Board
Regular Meeting
Monday, June 17, 2013

Present: Christopher Bobbitt
Ian J. Dember
Philip B. Duran
Richard S. Krawczun, Municipal Manager
Terrence Leggett
Michael Powers, Councilman
Aaron Duff
Glenn R. Collins
Kim Taylor, Vice-Chairperson
Doris Weisberg, Chairperson

Excused Absence: James Kownacki, Mayor

Absent: None

Also Present: James F. Parvesse, Municipal Engineer
Philip B. Caton, Clarke Caton & Hintz, Planning Consultant
Neil Yoskin, Planning Board Attorney
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 no on the agenda)**

None

3. **Minutes for Approval**

Monday, April 15, 2013 minutes were unanimously approved.
Monday, May 20, 2013 minutes were unanimously approved

4. **Resolutions**

- Resolution of Memorialization 13-13 approving Preliminary & Final Site Plan Application No. SP-12/12; **Britton Realty of Lawrenceville, LLC**, 231 Bakers Basin Road, Tax Map Page 36.01, Block 3601, Lot 13 was approved per unanimous vote.
- Resolution of Memorialization 15-13 approving Preliminary & Final Site Plan Application No. SP-1/13; **McNeill Properties V, LLC (Gold's Gym)**; 4152 Quakerbridge Road; Tax Map Page 42.01, Block 4201, Lot 6 was approved per unanimous vote.
- Resolution of Memorialization 16-13 approving Amended Minor Subdivision Application No. S-1/13; **Mordechai & Bonnie Rozanski**; 63 Pine Knoll Drive; Tax Map Page 34.01, Block 3004, Lot 55 was approved per unanimous vote.

5. **Applications:**

Daniel Haggerty of Stark & Stark is representing the applicant. Mr. Haggerty introduced his witnesses and continued to explain the school campus which is located on Princeton Pike as well as on Province Line Road and is located on 14.1 acres. The addition is on the west side of the school which is located on Province Line Road (lower side) and the upper side of the school located on Princeton Pike will have an auditorium and a new circulation improvement for a new loop driveway.

Witness #1: Richard Johnson, Headmaster of Chapin School.

Vice Chairperson Taylor asked if there was a conflict for her because she was represented by Stark & Stark and Mr. Yoskin stated there is no conflict; therefore, Vice chairperson Taylor can hear the application.

Mr. Johnson gave a brief history about the project and why it is being presented now. The school started in 1931 by Francis Chapin in her home in downtown Princeton and then in 1957 purchased the Phillips Estates on Princeton Pike. There is a site that is constrained because it is a triangle shape (with Princeton Pike, Province Line Road and a stream that borders the property), and 40% of the property is under restrictions.

There are 312 students and 74 facility personnel (which many are part time). Mr. Johnson stated they did a facility audit, revised their Master Plan for facilities and a planning process to enhance teaching and learning spaces. The increase in the school is not to get more students and explained the expansion for Grades 1 - 4; the upper school, expansion of the auditorium; renovating some spaces for classes that already exist. The spaces are needed because the school is cramped and the modular classroom is not a right space because there is no science room.

Mr. Johnson explained the operation of the school which starts at 8:00 and ends at 3:10; where students get dropped off as early as 7:30 am; there are 4 – 5 buses that drop off students between 7:30 and 8:00. The issue is not the morning drop-off; it is the afternoon dismissal for all students. Parents start lining up early and if there is no parking space, they must exit and come back in to find a parking space and this is a very dangerous situation; therefore, a driveway loop is proposed to end this dangerous situation. It will be a two car wide driveway and will park 24 extra cars.

Witness #2: Walter Kneis, Architect. Exhibit A1 – Rendered Overall Site Plan, Sheet CE-6 and Exhibit A2 – Floor Plan of Educational Facility.

Mr. Kneis gave a brief description of the location; see Exhibit A1 (which explains locations of the classrooms, offices and part of a basement). The broad overview is 73,809 sf construction; demolition of 14,363 sf and leaves a net of 59,446 sf that leaves the total new sf 45,456 and total built is 104,902 sf, and the net change is 31,093 sf. Mr. Kneis explained what buildings were being demolished (7,000+ sf). The temporary modular classroom will be removed and is a part of the number. Chairperson Weisberg asked what the ratio was from the upper school to the lower school and it was determined that it is 50 – 50 and yearly it could change.

Exhibit A3 – Proposed Floor Plan: Mr. Kneis explained there are 35 academic spaces pursuant to demolition and construction; a net increase of five (5) total academic spaces would go from 35 to 40 and the upper school would add three classrooms.

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Mr. Kneis stated it is proposed in phased construction. Phase I includes lower school with common school, science, small wing for 3rd & 4th grades. Second phase of Phase I is the construction of the upper school for a library and social study rooms and open lobby space. Downstairs will be 5th grade which is for their own space.

Phase II is the demolition of the lower school and will add a new entry through the court yard and lobby will have offices and audio spaces that will link the two building together. There will be a new instrument room, facility lounge, nurse's office, kitchen area, coral & music room.

Mr. Caton stated the lower school addition the house distant from the lower school to street; which is the McDaniels house is 34.7' (coming down); Cottage is 88.6'; the addition is 94.9' back from the street, which is 162 sf area over the line (65.9'). The setback is parallel to Princeton Pike and is following the existing line and trying not to infringe on the wetlands.

The trees in the vicinity of construction is constrained by the floodplain. Mr. Kneis explained the driveway loop and the emergency lane will be behind the buildings. Mr. Haggerty commented on the DEP approval for the buffer. Mr. Kneis discussed the sustainability which is addressing the stormwater; roof materials, lights hidden, tracking waste, and the greenhouse will be where the playground was located with a rain garden.

Exhibit A4 & Exhibit A5– Partial Blown Up Elevations. Mr. Kneis explained the new entry is to service the multi service space and explained the roofing and equipment which will be hidden. Mr. Kneis described the look of the lower and upper school which is not changing, it will be enhanced.

Witness #3: Ralph Petrella, PE.

Referred to Exhibit A1: Mr. Petrella described the exhibit in addition to the two different locations of the stormwater management plan. Mr. Petrella testified the locations of the stormwater management and the rain garden is for the children to see how it functions and works. The driveway is being extended and the main drive will be standard asphalt, the loop will be porous pavement because of a higher water table. The maintenance building will remain as is the only difference is for maintenance personnel to get into the building. There will be two access points: Province Line Road from the Dole House and the second is the driveway off of the maintenance building for the second phase.

Exhibit A6: New Jersey Department of Environmental Protection Mitigation Plan, sheet PMT1 which was submitted to New Jersey Department of Environmental Protection to see where the constraints are. The Flood Hazard application was submitted to the State for a hardship request. Delaware & Raritan Canal Commission and a submission was made and an incomplete notice was received. There are 60 trees that are being removed; there are 25 in the landscape and New Jersey Department of Environmental Protection is requiring an additional 61 trees at the southwest corner of the site (33 trees being planted) and northern end of site (28 trees being planted). Mr. Caton asked about the size of the tree that New Jersey Department of Environmental Protection is requiring and it is as follows: 10% - 6 will be 2 – 2 ½" caliper; 43 will be 1 ½ - 2" caliper; 12 will have 6 – 8" whips).

The existing maintenance driveway will be used for drop off as an option and consists of stone and is 14 – 15' wide. New Jersey Department of Environmental Protection does not entertain this alignment because of the impact of the 100 year floodplain; with the queuing there is an additional 22 spaces.

Currently the issue with the septic is with New Jersey Department of Environmental Protection because they have jurisdiction. The dumpster, Exhibit A1, will be maintained and there will be no increase in garbage which will be located by the maintenance building. The dumpster area is currently located between the McDaniel house and the Cottage.

The Environmental Resources Committee report dated June 3, 2013 was concerned about the porous pavement, see attached report. Mr. Haggerty stated that all the issues from the Engineer's memo will be addressed; see report dated June 10, 2013.

Mr. Kockenour asked if Mr. Johnson could testify about the drop off and pickup. Mr. Johnson stated that drop off is between 7:30 and 8:00 and there are two separate area, one for Grades 1 – 4 and one for Grades 5 – 8. There are 4 – 5 buses and not all there at the same time. The staff is 3 in the morning and 5 in the afternoon. There is one dismal time at 3:10 and that is problem time because parents stack up to pick up children or drive around and then go back into the driveway to find a parking spot. There are 75 children that ride a bus daily. However, the parking works fine on a day to day basis.

Witness #4: Harvey Yesowitz, Civil Engineer & Traffic Engineer.

Mr. Yesowitz explained the arrivals and departures and did a study; however, Quaker Road was closed and the traffic diverted to Princeton Pike. The analysis showed that 223 vehicles entering and 196 existing (7:15 – 8:15) and in the afternoon between 2:45 – 3:45 there were 109 entering and 135 exiting, see report dated March 6, 2013. The problem is because all the parents pick up their children at the same time which increases the stacking and that is why the driveway is being proposed for a double wide. Mr. Kockenour asked if traffic counts were performed at Princeton Pike and Province Line Road. Mr. Yesowitz stated no because there was a detour in effect at Quaker Road to Princeton Pike. Mr. Haggerty stated the school is aware of the situation. Chairperson Weisberg stated about buses for the after school programs. Mr. Yesowitz stated that buses arrive for clubs and sport teams but are smaller than dismal time.

Witness #5: Joan E. Furlong, Architect. Exhibit A7: Landscape Plan which focuses on the outdoor playground facility that falls within the building footprint and plantings. The plan shows the new entry court yard, main building and lower school and connects the drop off area; a new greenhouse and a picnic area.

The plan also shows all the new plantings. There will be 25 new 3" caliper tree that will be replanted for the tree density per ordinance; driveway slope will have six new trees; all trees will be low maintenance and deer safe; there will be a rain garden with wet and dry conditions; there will be 61 additional trees planted; all the conditions in the Clarke Caton Hintz memorandum dated June 11, 2013 will be accommodated; the tree planting detail will be revised to accommodate the Engineer's standards; and two large flowering trees (#86) magnolia and (#135) dogwood will be planted.

Mr. Haggerty stated there is no site lighting proposed. Mr. Caton stated in the winter months, the queuing functions at the entrance would function at the proposed loop. Mr. Johnson stated it would not be needed after 3:10.

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Chairperson Weisberg stated about the condition in the Fire Marshall's report dated May 7, 2013, see attached and Mr. Haggerty stated it would be complied with. Mr. Haggerty stated the only issue is the front yard setback exception, the curb exception, sidewalk exception and perhaps the loading exception. Mr. Kockenour stated about relocating the trash area and asked how a truck would maneuver. Mr. Petrello stated it would be angled and will have to use the circular roadway.

Mr. Caton stated the conditions and there was no public comment.

6. **Old Business / New Business / Correspondence:**

None

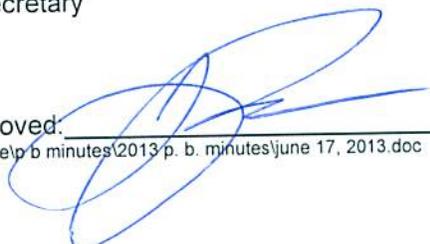
7. **Adjournment:**

There being no further to come before the Board, the meeting was adjourned at 8:48 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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