

Lawrence Township Planning Board  
Regular Meeting  
Monday, March 18, 2013

Present: Christopher Bobbitt  
Ian J. Dember  
Philip B. Duran  
Terrence Leggett  
Michael Powers, Councilman  
James Kownacki, Mayor  
Glenn R. Collins  
Doris Weisberg, Chairperson

Excused Absence: Richard S. Krawczun, Municipal Manager  
Aaron D. Duff  
Kim Taylor, Vice-Chairperson

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**

None

3. **Minutes for Approval**

Monday, January 14, 2013 minutes were unanimously approved.

Monday, February 4, 2013 minutes were unanimously approved as amended.

4. **Resolutions**

None

5. **Applications:**

**Major Site Plan Preliminary and Final Approval Application No. SP-12/12**  
**Britton Realty of Lawrenceville, LLC, 231 Bakers Basin Road**  
**Tax Map Page 36.01, Block 3601, Lot 13**

Kevin Moore of Sills Cummis represented the applicant. Mr. Moore gave a brief description of the application which is located at 231 Bakers Basin Road. Mr. Moore introduced his only witness, Lawrence Murphy of Greensite Engineering & Consulting and is project engineer.

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Mr. Moore introduced the exhibits which is A1 Preliminary and Final Site Plan, 7 sheets.

Mr. Yoskin stated that Mr. Murphy is not a planner and asked if he was going to give testimony on the variances. Mr. Moore stated the variances are technical in nature. Mr. Yoskin stated that as a general rule, the testimony required to support a variance, has to be offered by a professional planner and suggested to listen to Mr. Murphy's testimony.

**Exhibit A1** – Rendered version of the Landscape Plan, Sheet 3, dated March 18, 2013. Mr. Murphy described the property and the surrounding locations. The building is 49,545 square feet and was built in 1978; it sits back 285' from Bakers Basin Road; there are currently 60 parking spaces and two (2) driveways off of Bakers Basin Road; there is no on-site water management; has poor drainage within the floodplain, there is no trash area and the road is in poor condition.

The primary reason before the Board tonight is to rectify the safety issues. This application is proposing elimination of the dangerous conditions and safety issues by reconstructing the parking lot to the north and east of the building with pavers that will allow runoff to go thru the stone basin which is located underneath the pavers.

A wet pond will also be constructed between Bakers Basin Road and the building (will have a water feature and berming); a trash enclosure southeast of the building which will be all screened; improving on-site lighting; proposing parking in front of the building; outdoor area for Camp Bow Wow; displays for grills, pavers, etc. behind the water feature and berm. There are no expansions to the footprint or modifications to the footprint; 108 parking spaces are being provided (9 x 18) with 24' drive aisles.

The stormwater management system will meet the Township Code and the New Jersey Department of Environmental Protection for water quality recharge and runoff. An application will be submitted to New Jersey Department of Environmental Protection for modifications to do work in the floodplain. Lighting is provided throughout the facility and the existing lighting will be shielded in addition to three new lights that will be provided on the east side of the building and three pole mounted lights will be provided in front of the building by the two parking lots.. Decorative up lighting will be provided at the water feature. 182 plants will be provided throughout the site to screen vehicles from Bakers Basin Road; providing landscaping around and throughout the water feature, which was suggested to be framed.

The loading area in the southeast corner which is 28' wide x 108' long (15 x 60 is required by Ordinance); the Land Use Ordinance also requires 2 ½ spaces for the facility and based on the applicant uses, the loading proposed is more than adequate for minimum loading. Councilman Powers asked about the loading area size. our Land Use Ordinance is a smaller size, why does it need to exceed the size. Mr. Murphy stated what is proposed is adequate and provides access to each door to the tenants and goes in front of the trash area where a larger truck can park in front of that loading area. Mayor Kownacki questioned who will be using the loading dock. Mr. Murphy stated the landscaping business and the theater for storing equipment. Camp Bow Wow grade will be raised for positive drainage and would like to expand the area for the dogs.

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Mr. Murphy explained the signage: currently 1 free standing sign at the southeast corner is an existing ID sign and no plan changes for this sign. There are five (5) signs proposed/existing on the façade which is one for Camp Bow Wow; one for a future tenant and three (3) for the garden center. The variance is for the number of signs proposed for the garden center, 3 proposed and 1 is allowed which is five (5) total and one (1) additional for future. Mr. Caton stated the signs being proposed total 163 sf. Mr. Moore agreed and stated the applicant needs a variance for the total percentage of the signs. Mr. Caton stated there are too many signs and asked Mr. Murphy what the total of the Camp Bow Wow sign, the Britton Industry sign and the future tenant sign would be if added together. The total would be 108.31 sf. (Camp Bow Wow is 32 sf; future tenant is 32 sf and Britton Industries would be 46.31 sf or a 110.31 sf. Mr. Caton continued that the Board does not permit signs that offer specific items (such as menu items, etc.) so he recommends that the Steel and Toro signed be removed.

Mr. Moore stated this is a unique situation that the signs cannot be seen from Bakers Basin Road. The reason for putting them there is for potential customers are aware that Britton Industries do sell equipment and provide equipment at the garden center, which is a mulch and compost facility. Mr. Murphy asked if the signs were rotated to the west of the façade, where they were not facing the road and not be seen from Bakers Basin Road, would this be acceptable. Councilman Powers asked because it is fairly off the road do we take into consideration how far back it sits on the property, the building to the roadway that the signs could be increased to be seen; however, the Quaker Bridge Mall asked for the same for signage. Mr. Parvesse stated you could cover over 25% of the windows. Mr. Moore stated his client will withdraw his request for the ID signs and provide what Mr. Caton suggested. Mr. Murphy stated the sign in discussion is on the adjacent property, Lot 12 the recycling center which the free standing sign is for; however, the uses are on both operations.

Mr. Yoskin stated the Board will accept the testimony of Mr. Murphy for the variances. Mr. Murphy stated they are all "C" variances, see letter dated December 18, 2012 prepared by Green Site Engineering & Consulting, Inc. and for the requested waivers.

Mr. Murphy went over Mr. Caton's report dated March 6, 2013, copy attached. Mr. Murphy described the display for the gazebo area where it shows grills, fire places that are within the paved area and will be screened by the water feature and it will not be visible from the road. The applicant agrees to the dedication by the Township and is willing to curb the return on Lot 12, which is 40' from the center line of the road. The applicant is objecting to the bike path because the road is too dangerous and not wide enough to accommodate this use.

Mr. Murphy went over Mr. Parvesse's report dated March 6, 2013, copy attached and agrees to all the items and Mr. Moore will provide the easement. Shade Tree Advisory Committee report dated January 30, 2013, copy attached and agrees to the comment. Environmental Resource and Sustainability Green Advisory Committee report, dated March 6, 2013, copy attached and will comply with most comments. The loading dock size was questioned and Mr. Caton stated the size of the loading dock is left to the applicant because they know what their needs are.

Mayor Kownacki asked about the previous applications and have they met all of the requirements or if it is still pending. Mayor Kownacki questioned Lot 12 where all the mulch is which is part of Britton, and the upgrades with the electric. Mr. Parvesse stated they posted bonding for the improvements; agreed to install water and sewer this summer and are waiting for a schedule of completion on the projects. Mr. Murphy continued that the landscaping, swale and berm improvements have a date in April to be done, must discuss with Mr. Parvesse. The sanitary and water improvements for Lot 12

are getting bids from contractors and to start work in April to the pump station at the building; however, the challenge is scheduling the sanitary water to the trench because of several high voltage electric lines underground and excessive amount of traffic to shut down the road to do the line which would push the traffic to Basin Road which cannot handle the amount of traffic. Mr. Murphy stated the work will begin in the back and work their way to the front; however, the April 30, 2013 deadline won't be met. A brief discussion about the pumping station; Mayor Kownacki works for Ewing Lawrence Sewerage Authority and asked if this is a conflict for him.

Mr. Murphy stated all work will be done this summer.

**Public Participation:**

None

6. **OLD BUSINESS / NEW BUSINESS / CORRESPONDENCE:**

None

7. **Adjournment:**

There being no further to come before the Board, the meeting was adjourned at 8:37 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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