

Lawrence Township Planning Board
Regular Meeting
Monday, May 19, 2014

Present: Christopher Bobbitt
Philip Duran
Terrence Leggett
Stephen Brame, Councilman
James S. Kownacki, Councilman
Glenn Collins
Kim Y. Taylor, Vice Chairperson
Doris M. Weisberg, Chairperson

Excused Absence: Richard Krawczun
Aaron Duff

Absent: Ian Dember

Also Present: James F. Parvesse, Municipal Engineer
Phil Caton, 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**

None

4. **Resolutions**

None

5. **Applications**

Major Site Plan – Amended Preliminary & Final Approval Application No. SP-2/14; **Bristol-Myers Squibb Company**; Franklin Corner Road, Lewisville Road, and Princeton Pike; Tax Map Pages 50, 50.01 and 50.02; Block 5001, Lots 1, 2, 3 & 11

Mr. Duff excused himself from this application because of a conflict of interest.

Mr. Tarr, representing the applicant and introduced Frederick J. Egenolf, spokesman for Bristol-Myers Squibb. The goal is to give a brief overview of the application and there are no experts. The goal is to give you enough information to hopefully get some questions or suggestions from the Board members to be presented at next month's meeting. Mr. Tarr stated they have given notices to the neighbors.

Mr. Egenolf presented the Board the revised preliminary and final site plan for the property on Princeton Pike as well as an artist rendering of what the site would look like. There are four interconnected modules with various glass systems and a central atrium with skylights to light up the open space (over all look of the building).

Mr. Egenolf stated the principal changes to what was seen before on this project is there are changes to the exterior design of the structures; the building locations are being changed and the configuration of the buildings from the last time presented in 2012; the only entrance to this property is at the northeastern corner near Lewisville Road (agreed by the Board) and there is a four lane boulevard that enters the property (two lanes to enter and two lanes for exiting). The proposed relocation of the Lawrence Hopewell Trail which will have a 90% angle to increase the site lines; there is a security gate house and behind is a proposed 20,000 sf child care facility with landscaping to enclose a court yard. The building faces inward so the play area is on the inside of the property. The surface parking was not changed since the last plan and the building is in the middle of the property. There are four interconnected modules with a central atrium in the middle. The building total is 555,525 sf (office space) adding the basement area, loading dock, etc. the total is 640,000 sf. Each building varies in size (30,000 sf – 34,000 sf); the first floor of each of the buildings is for common space; kitchen, sales training room, things that are common to all of the employees on the site; the upper three levels will be office space.

Mr. Egenolf explained the landscaping with a seating area. The loading dock is by Building C that is below ground; toward I-95 is the parking area for service; mechanical equipment outside which is far away from the neighboring properties toward the on ramp for I-95; and several bio retention basins/swales on the property. The entire site is 134.6 acres will be developing as part of Phase 1; 75.4 acres and the remainder of the property is being left as cultivated farmland (currently being used as) and Lawrence Hopewell Trail will be extended around the farmland and will be a continuous loop to Franklin Corner Road.

The Board members had the following comments:

1. The high grass lawn panel (architect), no solar
2. Ben Franklin School (off chart)
3. parking garages did away with and now parking; are there more parking spaces now or less (2,222 spaces are being presented and the Land Use Ordinance requires 1,944 spaces) and this is a reduction.
4. What type of glass (heat in and the cold out) – engineer can answer
5. The roof covers all four buildings and covers the atrium and this is new to this building; where will the water go
6. The emergency sub-station: will they have small generator's at all four buildings or one sub-station for all the buildings (what type of power for backup) smaller generators
7. Roof is pitched: is it for aesthetic or panels
8. Charging stations
9. On the plan – the purple outline (pavers)
10. The trail and does it loop back around the property or to the actual property
11. Gate house for cars to check-in and security issues for the trail

Public Participation:

Questions:

1. Paula Klockner, 75 Lewisville Road
 - a. The relocation of the access road for farmland, where is it going to be?
 - b. The parking garages for Phase II will they remain in place (where the berms are), which are gone. The berms are to remain.

Comments:

2. Eleanor Horn, 35 Dix Lane – see attached letter dated May 19, 2014
3. Judith K. Tredway, 71 Lewisville Road – see attached letter, undated
4. Becky Taylor, 616 Scotch Road, Pennington NJ
 - a. Supportive of BMS
 - b. Worked for BMS in the community and the company was very active and supportive of the community
 - c. Not only in funding but the Lawrence Hopewell Trail which is 23 miles of waling/biking, when finished
 - d. John Murray, Director of Facilities and very active and supportive
 - e. The enhancement of the trail
 - f. The Company is very responsive to community concerns and needs in a positive way

Public Participation Closed at 7:44 p.m. Chairperson Weisberg stated the application is scheduled for June 16, 2014.

Councilman Brame stated that the comments should be a part of the record.

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

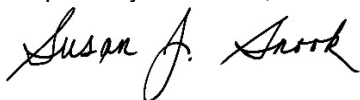
None

7. **Adjournment:**


There being no further to come before the Board, the meeting was adjourned at 7:47 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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