

Lawrence Township Planning Board
Regular Meeting
Monday, June 1, 2015

Present: Christopher Bobbitt
Ian Dember
Philip Duran
Richard S. Krawczun, Municipal Manager
Terrence Leggett
James Kownacki, Councilman
Doris Weisberg, Chairperson

Excused Absence: Steven Brame, Councilman
Kim Y. Taylor, Vice Chairperson

Absent: Diego Samuel

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 6, 2015 minutes were unanimously approved.

4. **Resolutions**

Resolution of Memorialization 16-15 for Extension of the Major Subdivision - Preliminary Approval Application No. S-1/10; **Edward D. & Edward M. Bucci**, 125 Roxboro Road; Tax Map Page 19, Block 1901, Lot 6 was approved per unanimous vote.

Resolution of Memorialization 17-15 for Minor Site Plan Application No. SP-1/15; **The Trustees of the Lawrenceville School – Water Treatment Improvement Project**; Tax Map Page 58.03, Block 5801, Lot 1.02 was approved per unanimous vote.

5. **Applications**

Major Site Plan – Preliminary & Final Site Plan Application No. SP-4/15; **Rider University**, 2083 Lawrence Road; Tax Map Pages 27 and 28, Block 2801, Lot 24.

Mark Solomon represented the applicant and stated it is for a 12,000 sf addition for a practice facility to the Alumni Gymnasium which is central to the campus. There is an overall reduction of 20 parking spaces and that the impervious coverage will be reduced by 73 sf.

Exhibit A-1: Overall Existing Site Plan, Sheet C-001, dated April 17, 2015. Witness #1: Michael Reca, Associate Vice President of Facilities. Mr. Reca stated that Rider University is a NCA Division 1 school; and participates in the Metro Atlantic Athletic Conference and part of the competitive nature for the Division 1 athletic is to have a facility to support the Division 1 teams. This facility would provide practice facility for the men and women varsity basketball teams, as well as the varsity volleyball team. The existing gym is very cramped because when volleyball season is in session, the men and women team have to be pushed to other facilities to practice, which are the only teams to not have a dedicated practice space.

The facility would be attached to the rear of the Alumni gymnasium. The addition will be a full size court, 50 x 94, with some overrun areas so the facility itself would be roughly 70 x 124 and the office would be for the coaches and the team to have its own dedicated space. Mr. Reca described the construction of the building.

Mr. Krawczun commented that this practice facility will not have seating for the public or fans. Mr. Reca stated there will be no seating it is for practices only (basketball and volleyball); summer camps will be held in this space. This building is dedicated to the varsity athletics and there are no bleachers, no seating, no additional enrollment, it is for internal use only.

Mr. Caton asked about the parking spaces that will be lost and wanted to know if they are needed and where will they be relocated. Mr. Reca stated the parking lot in back of the building, in the grassy area, is the parking for staff. When the lot was built it was oversized; so there are 50 to 60 vacant spaces so they will park in the main parking lot and no additional parking is required.

There will be a parking lot for news media (EFSPN, Fox sports) for them to stay off the roadway for broadcast. Chairperson Weisberg asked if the expansion of this building necessitate any delivery trucks. Mr. Reca stated there will be no delivery trucks; trash will go out the back door to the dumpster. The locker rooms will still be located in the existing facility and there is a bicycle rack in front of the building; and they will enter and exit the same way, so the bicycle rack will remain in front of the building.

Mr. Reca stated the mechanical equipment, Exhibit A-2 – Landscaping & Lighting Plan, Sheet C-201, dated April 17, 2015, the back and front will be screened and will have vinyl fence with bushes. It will be six-feet high and will not chain link fence.

Mr. Reca stated on the existing building and on the recreational center, from the south entrance, Rider was originally on the building and Bronx was on the other building; however, because of the height you will no longer see the word "Bronx" and has not been determined what will be put on the structure. If signage will be put onto the building, they will return to the Board for approval if a sign is needed.

Witness #2 – Christopher Borinski, CHA Consulting. Mr. Borinski used Exhibit A-3, Site Layout and Grading Plan, Sheet C-101, dated April 17, 2015 to described the project and the parking area will be removed; curb work will be redone for parking lot; some pedestrian improvements with replacement with existing sidewalk and ramps and sidewalks to the new door of the building. The utilities being installed are storm sewer inlets to collect roof run-off; the existing Stormwater sewer and sanitary sewer will remain in place and building connections internal with the new building addition.

The landscaping proposed, Exhibit A-2, which shows landscaping in various locations and described why these types of trees and bushes that were chosen (6 – 8' tall tree); the shrubs will be moved to three-feet over the building and designate the planting beds, the trees will be 6 – 8' off the building. The Japanese Rose is a flowering shrub which is good for dense shaded area which is good for the area between the new building and existing building. They spoke about Comment 5.1 of Clarke Caton Hintz's report dated May 22, 2015 and the school would prefer plantings.

Mr. Krawczun stated about the Shade Tree Advisory Committee report dated April 28, 2015, copy attached. Mr. Borinski stated it is an adequate species for the location and the line of trees will be protected.

Witness #3 – John Wright, Spiezle Architectural Group. Exhibit A4 – Overall Floor Plan, Sheet A1.1, dated April 16, 2015 gave a brief description of the buildings. The overall square footage is 12,000 sf. Exhibit A5 – Floor Plan and Section, Sheet A1.2, dated April 16, 2015 which describes the space with six hoops proposed, no permanent seating and new future seating, it is a practice facility. It is attached to the Alumni Gym with corridor links and on each side will be lockers, bathrooms, conference rooms, and offices (one for the men, one for the women). The overall height of the structure is 40' from grade to peak.

Exhibit A6 – Elevations, Sheet A5.1, dated April 16, 2015 which describes the panels, the brick will be matched to the recreational center (there is a brick base, installed panels and white metal roofing). A pitch roof was proposed because it allows to conceal the mechanical units up in an attic space; it will fit with the other elements on campus and the not changing the construction methodology.

Per Comment 5.6 of Clarke Caton Hintz's report about raising the candle to a 2' and Rider has no objection to the change. There are two difference light fixtures proposed (wall pack and the north/east will be installed to a lower height for the 2' candle).

Public: Robert Prud'homme of 31 West Long Drive (Block 2801, Lot 14) lives behind the Science Building and opposes to the variance because they have been abusive neighbors because they have started construction before 7:00 am and have placed numerous calls to the police to stop the noise from the construction; however, it keeps occurring. Mr. Prud'homme stated he would like to have Mr. Reca's cell phone number. Mr. Reca stated the construction of the Science building which was done in 1994; however, the Tri-generator plant was constructed one year ago and he was not aware of the problem and will tell the contractor not to start before 8:00 am. Mr. Reca also stated for the record he will give him Mr. Prud'homme his number.

Mr. Dember asked Mr. Prud'homme is any citations were issued and he did not know if any were issued. Ms. Prud'homme stated construction started at 6:30 a.m.

Dawn Montisport of 14 Skillman Avenue stated her back yard is to the south parking lot. Her concern is about the additional lighting facing her way. Mr. Reca stated no additional lighting facing her property. Ms. Montisport also spoke about the tree line and Mr. Reca stated it would not be affected by the construction. Her other concerns was about the cars existing over the grass to go to the street and this item will be addressed. Ms. Montisport stated there are two trees that are dead and they will be replaced per Mr. Reca.

Mr. Caton stated this will be a condition of their approval.

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

None

7. **Adjournment:**

There being no further to come before the Board, the meeting was adjourned at 7:20 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes Approved: 

g:\engineering office\p b minutes\2015 p. b. minutes\june 1, 2015.doc