

Lawrence Township Planning Board
Regular Meeting
Monday, April 18, 2016

Present: Maria Connolly
Philip Duran
James Kownacki, Councilman
Richard S. Krawczun, Municipal Manager
David Maffei, Councilman
Stephanie Pangaldi
Diego Samuel
Kim Y. Taylor, Vice Chairperson
Doris Weisberg, Chairperson
Edward Wiznitzer

Excused Absence: Terrence Leggett

Absent: None

Also Present: James F. Parvesse, Municipal Engineer
Erica Goldman, 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.

3. **Public Participation (for items no on the agenda)**

None

3. **Minutes for Approval**

Monday, February 1, 2016 minutes were unanimously approved.

4. **Resolutions**

Resolution of Memorialization 13-16 approving Amended Major Site Plan – Preliminary & Final Approval Application No. SP-2/14; **Bristol-Myers Squibb Company**, Princeton Pike, Lewisville Road and Franklin Corner Road; Tax Map Pages 50, 50.01 & 50.02, Block 5001, Lots 1 – 3 & 11 approved per unanimous vote.

6. **Applications**

Minor Site Plan Application No. SP-3/16; **Lawrenceville School (Crescent Carless Core and Landscaping)**; Main Street, Lewisville Road and Franklin Corner Road; Tax Map Page 58.03, Block 5801, Lot 1.02

Mr. Letizia represented the applicant and described that his applicant wants to replace the existing cul-de-sac drive with a 10' wide pedestrian path from the area between the Bunn Library building and the student resident housing known as the Crescent Houses to the northeast side of the Campus.

The application is also for new trees and new lighting along the path. The parking that currently occurs on the cul-de-sac drive will be replaced with 25 parking spaces along Crescent Drive which will be at 90° angles like the existing parking that currently exists along Crescent Drive which runs along the rear of Student housing.

Mr. Letizia described the property location. This project is part of the Lawrenceville School's initiative to limit vehicles in the central area of the campus and creating a Carless Core. The intent of doing this is not to sacrifice adequate access for fire trucks or other emergency vehicles. A recent meeting with the Fire Sub-code Official, Mr. Soltis and Mr. Krawczun and other emergency personnel regarding the fire lane. There are four waivers which were identified and will be seeking only a total of two or one and will be identified during presentation.

Mr. Yoskin stated it a minor site plan application without variance and notices are not required.

Witness #1: Gary Skirzynski, Capital Project Director for the Lawrenceville School. Mr. Skirzynski gave a brief description of the approvals, See Exhibit A1: Existing Conditions and Demolition Plan, Sheet SP-1, dated February 1, 2016. The projects intent was to provide the girls with the same experience as the boys enjoy for a circle house environment.

During the landscape design it was incorporated this Carless Crescent project to give the girls more leeway to walk freely out in front of the dormitories directly to the crescent green area. The bathhouse became the focal point and this project was on hold. The plan reduces the 20' vehicular lane down to 10' and removes the cul-de-sac.

Exhibit A2: Overall Plan, Sheet OA-1, dated February 1, 2016. There were changes made from the meeting for a 25' road asphalt service for a pumper truck for the fire department and is lined with oak trees which makes it impossible for a fire truck. It was agreed that most of their aerial work will be done from behind the buildings which they can get closer to. There will be pocket parking for the loose of the lane; this primarily serves for employees who work in the library and for the 12 full time and 9 part time employees.

Mr. Skirzynski spoke about the bath house having an extra circuit for the lights in the path; circle that is being removed; material will be asphalt with paved paver edge (1' on either side) and will support a 20lb truck; there will be bollards at certain locations; the bath house is a café where the students meet and it serves drinks, pizza) and there is no student center.

Witness #2: F. Mitchell Ardman, PE from Reynolds Group. Mr. Ardman stated it is a contained project and basically a campus beautification project. There will be no car traffic, walkways will have lighting, new landscaping especially where a few trees will have to come down because the road is being straightened out; the impervious service will be decreased and the original design had a net reduction of 50 sf of impervious surface; after the meetings and discussions and taking out two of the cross paths and it will be reduced by 1,600 sf, there is no impact on the stormwater system; the parking stalls will be standard size (9 x 18); sloped to drainage inlets with no impact; there is about 600' to Route 206.

Mr. Ardman referred to Clarke Caton Hintz report dated April 6, 2016, copy attached. Page 3 of the report: Comment 3.2: the school has no issue with adding landscape hedges along the parking areas; Comment 3.3: will provide the letter and where the pavement is now is already in the dripline and will be pulling the pavement away from the trees and there will be no impact; Comment 3.4: will add goosenecks with the minimum required foot candles and will not change the general overview of the lighting in that area of the campus. Mr. Ardman went over Comments 4.3, 4.5 4.6 and 4.7.

Mr. Ardman referred to James Parvesse report dated March 29, 2016, copy attached. Comment 2: there is a decrease in the coverage; Comment 3: will meet the current standards. Comment 4: Delaware & Raritan Canal Commission provided a letter of no interest and the County Planning Board provided a letter of no interest.

There was no public comment. Ms. Goldman summarized the conditions.

7. **Old Business / New Business / Correspondence**

Mr. Caton was not present at the meeting; therefore, there was no discussion on the Affordable Housing Plan.

8. **Adjournment:**

There being no further to come before the Board, the meeting was adjourned at 7:32 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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