

Lawrence Township Planning Board
Regular Meeting
Monday, October 7, 2013

Present: Christopher Bobbitt
Ian J. Dember
Philip B. Duran
Richard S. Krawczun, Municipal Manager
Terrence Leggett
Michael Powers, Councilman
James Kownacki, Mayor
Glenn R. Collins
Kim Y. Taylor, Vice Chairperson

Excused Absence: Doris M. Weisberg, Chairperson

Absent: None

Also Present: James F. Parvesse, Municipal Engineer
Philip B. Caton, Clarke Caton & Hintz, Planning Consultant
Neil Yoskin, Planning Board Attorney
James Kochenour, Traffic Consultant
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**

- Resolution of Memorialization 19-13 approving Major Site Plan - Preliminary & Final Approval Application No. SP-7/13 and Minor Subdivision Application No. S-2/13; **Costco Project**, 4100 Quakerbridge Road, Tax Map Page 42.02, Block 4202, Lot 1 was approved per unanimous vote.

5. **Applications:**

Major Site - Preliminary and Final Site Plan Approval Application No. SP-3/13; **Mercer Mall - Expansion**, Brunswick Pike and Quakerbridge Road; Block 5201, Lots 32, 39, 40, 41.01 and 45.

Mr. Gundlock represented the applicant to request variance approval of certain waivers. Mr. Yoskin stated that the applicant had to demonstrate ownership and there is one small parcel that is unclear; however, it was cleared up at another meeting and this takes care of it.

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Witness #1: Cornelius Brown, Civil Engineer of Bohler Engineering. Mr. Brown described the condition of the property per Exhibit A2 – Existing conditions/Demolition Plan. Exhibit A3 – prior Resolution of Memorialization 22-06 adopted at the Planning Board meeting on June 19, 2006 for certain improvements to the site and several other approvals. Mr. Brown stated to the north and west are residential areas and all other property lines are commercial uses. Exhibit A4 – Overall Site Plan, Sheet 2 of 17, revision dated August 22, 2013 and Exhibit A5 – Overall Site Plan, Sheet 3 of 17, revision dated August 22, 2013; describes the additions including parking, stormwater management and landscaping.

Exhibit A6 – A12 are review letters from the consultants and in-house staff and Mr. Brown stated that the applicant will comply with all the comments or have complied with; however, the exception will be the parking variance and waiver exceptions which is for the proposal to remove some parking spaces by Joe Canal's and the Men's Warehouse and the elimination of a landscaping island as well as proposing additional parking.

The parking variance is only for one because the parking ratio is 4.5 per 1,000; however, it is 4.25 per 1,000 which was approved by a prior variance. There are 2,444 parking spaces; there are 2,119 proposed and 43 spaces short (2,076 is proposed) and it is impracticable to propose any more spaces because of the layout of the buildings. Exhibit A13 – New Parking Space Exhibit, Sheet 1 of 1, which shows the new parking spaces along the northerly property line and wraps to the westerly property line which is an existing paved area that will be re-stripped and is in compliance with ADA requirements.

Mr. Brown described the routes for public transportation. The variance requirement is for parking variance to allow less than the required number of parking spaces substantially impaired for the intent and purpose of the applicable Land Use Ordinance and there will no negative impact on neighbors or tenants. The proposed improvements are compatible with the property and the existing features and those features are designed with what is out there on the site. The landscaping is designed appropriately for the project for both types and locations. Adequate sight lighting is provided for safety issues and has been designed to prevent glare on adjacent properties. New signage will be installed and will be in compliance with the Land Use Ordinance and all prior approvals.

The impervious surface was approved for and built at an impervious ratio of 84.1% and as a result of the land being added in and the additional land and the additional improvements, the impervious surface will remain less than 84.1%, it will be approximately 82%. All new stormwater generated by this expansion be addressed by the code requirements and will be accomplished by an underground stormwater facility which is designed with Township requirements.

There are six (6) waivers; five are parking related issues and the sixth is for the dominium's waiver for lighting, see Exhibit A15, letter dated October 7, 2013. A relief submission was requested because of the nature of the improvements being proposed (wastewater management, site triangles and the Community Impact Statement) which were approved as part of the application in 2006. Mr. Krawczun stated that there is a physical connection for pedestrian movement after the expansion of the addition. Mr. Brown stated sidewalk and crosswalks will be installed in the future.

Exhibit A15, letter dated October 7, 2013 for the waiver requirements withdrawn for the installation of the wooden trash enclosure and replace with masonry.

Witness #2: John Harter, Civil Engineer from Atlantic Traffic testified that he agrees the proposals for this project. Exhibit A18 Overall Parking Exhibit, Sheet 1 of 1 show the 1,842 parking spaces and all are accessible by customers and employees. Employees park in the rear of the buildings, see B (34 spaces). An inspection was performed to evaluate the ability of the existing parking to accommodate both employees and customer parking and there is ample parking which includes the expansion.

Per Mr. Kockenour request Mr. Harter gave a breakdown of the Mercer Mall parking area and the park parking per the two studies performed in February and July.

Witness #3: Michael K, Mueller, P.P., Mueller & Associates explained what surrounded the Mercer Mall, Exhibit A22 which is the evaluation of the of this expansion, see report revision dated October 5, 2013. Mr. Mueller observations for the site plan; see Comment 2 of his report. Mr. Mueller reviewed the waivers and stated there are no issues and it is consistent with the improvements currently on site and prior approvals by the Board and will comply with the review memorandum dated September 5, 2013 except for with cleanup items and the Planning Consultant's memorandum about traffic and parking analysis. Mr. Mueller stated the number of parking spaces proposed for this site is adequate and the public transportation is in invited into the site with two stops and it a good situation to provide convenient access so people will not have to walk a long distance.

Witness #4: David Joss, Federal Realty Investment Trust is the Development Manager. Mr. Joss testified he is in agreement of the testimony by all witnesses from tonight's meeting and all the conditions for this application. Mr. Joss stated he is not aware of any complaints about the parking which also includes the holiday season; the Mall needs the expansion because there is 95% occupancy plus for a long time and is a benefit to the community.

Mr. Krawczun stated about the prior parking and to avoid what would Mr. Joss suggest on how to get the final site plan on this approval filed with the Township in agreement with Mr. Parvesse so it is on file, that any future discussions are on the same page (recording plan before the Certificate of Occupancy, so we know who the tenants are and know where the dumpster is or the compactor is, which would be helpful).

Mr. Joss agreed and in addition to the clean-up and revisions of the plans, and to further investigate to the ability to install some additional parking spaces in the "A" area of the plan, if feasible.

Mr. Krawczun stated if the amount of parking in front of the stores meet the demand of what we could expect for 11 months of the calendar year.

There was no public comment.

Mr. Caton summarized the conditions of approval.

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

None

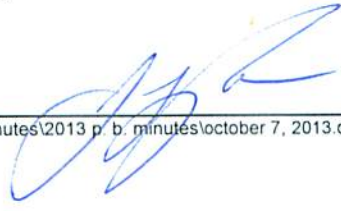
7. **Adjournment:**

There being no further to come before the Board, the meeting was adjourned at 8:51 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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