

Lawrence Township Planning Board
Regular Meeting
Monday, January 13, 2014

Present: Christopher Bobbitt
Ian J. Dember
Philip Duran
Richard S. Krawczun, Municipal Manager
Terrence Leggett
Stephen Brame, Councilman
James Kownacki, Councilman
Glenn R. Collins
Kim Y. Taylor, Vice Chairperson
Doris M. Weisberg, Chairperson

Excused Absence: Aaron D. Duff

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. **Oath of Office:**

Mr. Bobbitt, Mr. Krawczun, Mr. Leggett, Councilman Brame, Councilman Kownacki were placed under oath. Mr. Yoskin, Esquire, administered the oath.

3. **Elections:**

Chairperson:

Councilman Kownacki moved and Mr. Duran seconded to appoint Doris Weisberg as Chairperson. Nominations were closed. The following voice call vote took place: Ayes 9; Nays 0; Absent 1; Ineligible to Vote 1.

Vice Chairperson:

Councilman Brame moved and Councilman Kownacki seconded to appoint Kim Taylor as Vice Chairperson. Nominations were closed. The following voice call vote took place: Ayes 9; Nays 0; Absent 1; Ineligible to Vote 1.

4. **Appointments:**

Councilman Brame moved and Councilman Kownacki seconded to approve the Resolutions of Appointments in a Block (Resolution 1-14 thru 8-14). Ayes 9; Nays 0; Absent 1; Ineligible to Vote 1.

Committee Appointments:

Screening Committee (4): Mr. Krawczun; Vice Chairperson Taylor; Councilman Kownacki and Chairperson Weisberg

Growth & Redevelopment Committee (1): Christopher Bobbitt

Shade Tree Advisory Committee (1): Doris Weisberg

5. **Public Participation (for items not on the agenda)**

None

6. **Minutes for Approval**

Monday, November 18, 2013 minutes were unanimously approved.

7. **Resolutions**

- Resolution of Memorialization 9-14 approving Major Site Plan – Preliminary & Final approval with Variance Application No. SP-8/13; **Morris Hall Meadows at Lawrenceville**, Franklin Corner Road, Lawrence Road, I-95 and Mill Road, Tax Map Page 49, Block 4901 Lot 1 was approved per unanimous vote.

8. **Applications**

Major Site Plan – Amended Preliminary & Final Approval Application No. SP-9/13; **Educational Testing Service – Building 3 – Pool Relocation**; Tax Map Page 49, Block 4901, Lot 1

Mark Solomon represented the applicant. Mr. Solomon gave a brief description regarding the application stating the applicant came in front of this Board in the late 1980's which included Building 3 the Chauncey Conference Center, which is currently being built. The approved plans show the relocated pool closer to the pond to the rear of the conference center. ETS has determined this is a better design and program and is actually enclosed and attached to the conference center to use year round and provides privacy.

Witness #1: Thomas O'Shea, Van Note-Harvey Associates.

Exhibits presented:

Exhibit A-1: Project Area of Building 3 Pool Relocation

Exhibit A-2: Site Layout Plan, Layout II, Drawing C5, dated October 1, 1994

Exhibit A-3: Rendered Site Plan Utility, Sheet CD6, dated January 13, 2014

Mr. O'Shea explained the exhibits and stated that the three buildings that were approved in 1995 are the two buildings that have been long constructed (Buildings 1 & 2) and Building 3 is under construction. Mr. O'Shea explained the parking and the relocation of the pool. The pool was demolished as part of Building 3 and the proposed relocated pool is the same connection point as the Chauncey Conference Center.

Mr. O'Shea explained Exhibit A-3 that the pool building is on the east side of the Chauncey Center. The building is 6,600 sf which will be enclosed with an outdoor patio with fencing. There is an emergency access to the pool building; it have a sprinkler system installed and an ambulance will be able to get to the building as well as other equipment which has the ability to cross the lawn area, which is how the building will be built. Stoney Brook has been designated at C1 stream, which has the approval from the State. When building 3 was being built, approval has to be received from the State and then amended for the pool building.

Mr. O'Shea discussed Mr. Parvesses' report dated November 19, 2013, copy attached. Mr. O'Shea stated that there are two White Pine trees and two Sycamore trees that will be protected and twelve trees are being removed. Any tree that is to remain during construction or after construction will be protected during construction.

Mr. Caton stated since 12 trees that are being removed, how many trees will be planted.

Witness #3: Mr. Stearns, Landscape Architect.

Mr. Stearns stated that 21 trees will be planted within the court yard as well as shrubs and ground cover (Exhibit A-4 – Landscape Plan) in the Pool Area.

Exhibit A-5, Sheet L1.0 – Overall Plan. Mr. Stearns stated that there was an art walkway installed with some staggered arrangement and plain trees have died; therefore, some trees have been filled in those areas. Mr. Collins questioned the Green Acres area. Mr. Solomon stated ETS obtained a permit from the State for this construction. Mr. Krawczun stated you can have a C1 designation that is not designated as open space.

Witness #3: Thomas Perrino, Spiezle Group.

Exhibit A-6: First Floor Plan, Sheet A1-1, revision dated September 9, 2013. Mr. Perrino explained the fitness center and the pool area which is surrounded by glass and it will open to the patio area. There is also a storage area and a closet area, attached.

Exhibit A-7: Building Perspectives, Sheet A11-1, revision dated September 9, 2013. Mr. Perrino explained the building materials and how it will match the conference center, the pitched roof which is over the pool which allows for natural light. Vice Chairperson Taylor questioned exits for the fencing in the pool area. Mr. Perrino stated there are two.

Exhibit A-4: Mr. Perrino explained the lighting in the patio area (42" bollard which are inside the pool area; sconce lighting on the columns to light up the patio; the fence wraps the entire patio area and will match the fence on the Campus (6" high fence with lattice on top with a solid based bottom).

Mr. Duran questioned the sustainability elements (cooling and heating). Mr. Perrino stated the glass is triple glaze with gas which has a higher insulation than regular glass is energy efficient and is on a mechanical system. Mr. Duran asked about solar panels on the roof in the pool area and Mr. Perrino stated it was not designed that way and went with sky lights.

There was no public participation for this application.

Mr. Caton summarized the conditions of approval.

Councilman Kownacki asked about hours of the pool and will it be opened to residents of the Township. Mr. Solomon stated the pool is for the guests of the Conference Center and will not be a membership or public entry type of pool. The hours could be opening at 8:00 a.m. or 9:00 a.m. and will close at 10:00 p.m.; however, not sure if these are the exact hours; it will not be a 24/7. The patio is about 4,000 sf.

Chairperson Weisberg stated it is not unusual for hotels to sell memberships and this will not be a part of this plan. Mr. Solomon stated no memberships will be sold.

Mr. Caton asked the Board members if they want a condition of approval stating that the pool is not to be used for the general public and only used by the guests of the Conference Center.

9. **Old Business / New Business / Correspondence**

None

10. **Adjournment:**

There being no further to come before the Board, the meeting was adjourned at 7:42 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes Approved: _____

