

Lawrence Township Planning Board
Regular Meeting
Monday, April 6, 2015

Present: Christopher Bobbitt
Philip Duran
Richard S. Krawczun, Municipal Manager
Terrence Leggett
James Kownacki, Councilman
Kim Y. Taylor, Vice Chairperson

Excused Absence: Ian J. Dember
Steven Brame, Councilman
Aaron Duff
Diego Samuel
Doris Weisberg, Chairperson

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

None

3. **Minutes for Approval**

Monday, March 2, 2015 minutes were unanimously approved.

4. **Resolutions**

Resolution of Memorialization 16-15 for 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 not available

5. **Applications**

Minor Site Plan Application No. SP-1/15; **Lawrenceville School (Water Treatment Improvement Project)**, Main Street; tax Ma Page 58.03, Block 5801, Lot 1.02.

Mark Soloman represented the Lawrenceville School and gave a brief description of the project which consists of replacing the building for the pump house, which is central to the Campus, behind the track. There is an existing building there that contains the well and related equipment. The project is to replace that structure with a larger structure. There a couple of exceptions that might be necessary for landscaping, curbing, paving and lighting.

Witness No. 1: Gary Skirzynski, Capital Project Director. Mr. Skirzynski described the application for the construction of a new well house/treatment facility that will replace the existing treatment facility on the school campus. It is a result of a few issues that arose because of New Jersey Department of Environmental Protection new regulations regarding water treatment facilities that were changed and made it difficult for the Lawrenceville School to comply due to the size of the current facility, example that there is a 3,500 gallon chlorine contact that needs to be installed as a new regulation. This tank is 20' long by 8 ½' wide, the existing well house dimensions are 20 x 12. The building is five-feet below grade and as a result during heaving periods the building floats.

The building will be built in the same footprint which is adjacent to the football field. Exhibit A1: Lawrenceville School Well #1 Treatment Plant. Mr. Skirzynski described the location on the campus. There is an established water connection with Aqua America that was put in place about five years ago.

Mr. Krawczun asked if New Jersey American will fully charge for the fire suppression as well. Mr. Skirzynski commented that the Lawrenceville School put in the vault in about 4 or 5 years ago during the steam line renovation throughout the Campus and has its own hydrant. Lawrenceville School must provide a letter requesting that to Aqua America who then provides that back to New Jersey Department of Environmental Protection.

Mr. Skirzynski stated the parking around the well house has never been designated by the School as a parking lot and because of the muddy conditions in this area, stone was put down. The road that borders the track is a high berm which is two-feet in the air and the only place that has a level ground is to the east side, where the building sits. There is a service road that is used for vehicular repairs. The road will not be used for a parking lot and will leave for a service area only. Mr. Skirzynski stated they can post no parking signs to enforce the rule or install bollards with chain to tie off the road at the mouth where it intersects.

The School has no interest in landscaping this area other than what exists. Mr. Caton commented it will not be a parking area and will properly sign and does not need any landscape screening.

Witness No. 2: John Korick, PE stated the wall lights that were on the proposed building and the concern is with glare, which is with the wall mounted lights that go on buildings. The new light fixtures have illum. in the housing that loses the glare capability and is a full cut off which is directed to the ground. The lights are LED and project 30' out around the building and will not anticipate any glare. Mr. Caton asked if the lights are for security purposes.

Exhibit A2: Site Plan for Proposed Facility, Sheet 4. There is an existing sanitary sewer that runs under or near the access road and is around the field house and Athletic house. A 4" or 6" PVC sanitary sewer lateral is being proposed to connect into the existing infrastructure so not to house a restroom facility but to host an overflow sink because it is a well house and has treatment capabilities there is supposed to be an emergency services and drain. The position will be looked at during the time of construction for tree purposes. The floor drain will empty into the well house plumbing and run into the existing sanitary sewer.

Mr. Solomon explained the conditions of Mr. Caton's comments from his report dated March 26, 2015, copy attached. Councilman Kownacki asked if the sewer line is going to be run into the existing sewer line. Mr. Korick stated into the existing main that runs within the Campus, sanitary sewer which will tap into an existing manhole.

Councilman Kownacki asked Mr. Caton is this will fall under Affordable Housing. Mr. Caton stated that Lawrenceville School is a non-profit and is exempt. Mr. Krawczun questioned Mr. Korick that the manhole was existing. Mr. Korick stated proposed or a doghouse manhole which will have to be put in and the sewer main will be exposed and construct the manhole around it and cut the top of the pipe off and tie that into the lateral. Councilman Kownacki asked if this was in front of Ewing-Lawrence Sewerage Authority and should get their approval to tie into an 8" main.

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

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

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: _____

