

**LAWRENCE TOWNSHIP ZONING BOARD OF ADJUSTMENT**  
**Regular Meeting**  
**Wednesday, January 21, 2015, 7:00 P.M.**

**Present:** John Gladwell  
Charles Lavine  
Samuel Pangaldi, Vice Chair  
Christine Hultholm  
Shabnam Salih  
Peter F. Kremer, Chair

**Absent:** None

**Excused Absence:** Bruce Kmosko  
Melissa Saunders  
Frank Scangarella

**Also Present:** Brenda Kraemer, P.E., Assistant Municipal Engineer  
Brian Slaugh, Planning Consultant, Clarke•Caton• Hintz  
Edwin W. Schmierer, Attorney, Mason, Griffin & Pierson  
Susan Snook, Recording Secretary

1. **Statement of Adequate Notice**

Adequate notice of this meeting of the Lawrence Township Zoning Board has been provided by filing the annual meeting schedule with the Municipal Clerk as required by law; by filing the agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times, the Trentonian and the Lawrence Ledger newspapers.

2. **Public Participation:** (None)

3. **Oath of Office:** Charles Lavine

**Elections:** Chairperson: Peter Kremer  
Vice Chairperson: Samuel Pangaldi

**Appointments:**

- Resolution 1-15z: Appointing Mason, Griffin & Pierson for Zoning Board Attorney represented by Edwin W. Schmierer, Esquire
- Resolution 2-15z: Appointing Susan Snook at Recording Secretary
- Resolution 3-15z: Appointing Brenda Kraemer as Engineer (in-house)
- Resolution 4-15z: Appointing Brenda Kraemer as Secretary (in-house)
- Resolution 5-15z: Appointing Clarke Caton & Hintz for Planning Consultant represented by Brian Slaugh, PP
- Resolution 6-15z: Appointing Arora and Associates, PC as Traffic Consultant represented by James L. Kochenour, PE
- Resolution 7-15z: Appointing Remington, Vernick & Arango Engineers as Special Traffic Consultant represented by Michael Angelastro, PE

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Resolution 8-15z: Appointing Katz & Dougherty, LLC as Special Attorney represented by George Dougherty, Esquire

Representative to Growth & Redevelopment Committee: Charles Lavine

4. Adoption of Annual Report Resolution 9-15z:

Mr. Gladwell moved and Vice Chairperson Pangaldi seconded to adopt and was approved per unanimous vote.

5. Public Participation (for items not on agenda): none

6. Resolutions:

Resolution of Memorialization 10-15z approving Use Variance and Site Plan Waiver Application No. ZB-5/14, Complete Health of Lawrenceville, 136 Franklin Corner Road, Tax Map Page 39.01, Block 3903, Lot 14 (C002) was approved per unanimous vote.

7. Applications:

Bulk Variance Application No. ZB-4/14; Major Site Plan – Preliminary & Final Approval Application No. SP-4/14; Spruce Street Partners, LLC, 1060 Spruce Street; Tax Map Page 7, Block 701, Lots 40 – 42. The Board took jurisdiction.

Gary Forschner, (Stark & Stark) represented the applicant. Mr. Forschner gave a brief overview of the proposed application. He stated that that this is excellent use for this site, which is located at the old Coleman Dealership and has been vacant at least 15 years or more. There are environmental issues and their objective is to redevelop it which is consistent with the Ordinance. The use that is being proposed for this site is indoor recreation as well as retail/office. The applicant will take the site, which is an eyesore, and bring it up to the standards by the Ordinance. The retail and office is approximately 25,000 SF. The other building on the site will become the reception/office/welcome area for the primary part of this application.

The most noticeable part of this application is the in-door recreation facility, which is permitted by the ordinance. It will be used to run various sports programs. The air pressure is what keeps up the facility; it is air-locked (captures & circulates); safe structure (if it collapses it will take 1 ½ hours); the mechanical equipment, lighting actually hangs from the interior of the structure. The most noticeable relief is with regard to the height because you need a certain amount of height for sports like football or soccer and needs to accommodate the lights which hang from the ceiling. The most sensitive area is Tiffany Woods that is 600' from the nearest residential home. The dome will be gray in color so it will melt into the background and has a sky light for natural light.

Witness #1: Kevin Costello, Director of Center Court Athletic Club. Mr. Costello gave a short presentation of different projects they have done (Chatham in Florham Park site was an example) which have three seasonal domes.

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Mr. Costello stated the domes function by the width which makes it higher and higher. The sport is what determines to set the width and height is determined off that. This site will be multi-sport which includes youth program in general; field rentals; clinics, training facility, youth oriented, and youth drop-off. In general their focus is on high performance youth training. The facility being proposed is 96,000 SF which will accommodate soccer, football, field hockey, Lacrosse, basketball, volleyball. There is no permanent structure, they are temporary, they can be taken down and put up depending on the season; however, the one being proposed will remain up.

Mr. Costello stated a dome does not collapse, it deflates and takes time. Also proposed is a 6,000 sf reception area, bathrooms, team rooms (flex space which will 4 to 16 rooms); there are no locker rooms, can be used for party rentals. The hours will be from 8:00 a.m. to 12:00 a.m. and the peak time is 4:00 p.m. to 8:00 p.m. which consists of the after school crowd; the adult leagues use a later time. He stated it will be very rare for someone to rent a full size soccer field (could be divided into seven fields) which are rented by a fifth. There is also a 25,000 sf show room and auto repair building which will be converted into small scale retail and office such as a possible Lacrosse shop or soccer store.

- Exhibit A1: Site Plan Rendering, dated January 15, 2015
- Exhibit A2: Photograph of Building which was a net factory in Montclair and described how the company developed the property
- Exhibit A3: Elevations, Sheet A-100.00 where what it might look like
- Exhibit A4: Existing conditions (Building 1 – 4 – reception area for the dome; Building 5 – 7 – show room and service area).

Mr. Costello stated they are 365 day a year park and it is a ratable and a great asset to the Town. He continued to state that they are very flexible to the Township and accommodates the needs. Mr. Slaugh asked if there could be more than five tenants and Mr. Costello stated that it could be more depending upon the size of the store. Mr. Slaugh stated there is a relief from the Ordinance if you require more than five establishments in the HC Zone and limited to 750 sf in size. Mr. Forschner stated flexibility is needed to put good users into those buildings. Ms. Kraemer stated about hearing the Planner's testimony for the trash and loading area if there will be 20 users. Mr. Forschner stated they might have box trucks. Mr. Slaugh stated he needs the sub-mechanical information on the large handling unit because it is next to residential homes.

Exhibit A5: Three Photographs of a Dome in Morris County, which is 46' tall which is gray and blends into the Community and has a skylight that is proposed for this location. The picture also demonstrates how it would look from a residential property. Mr. Slaugh's concern was how much light was coming out the top and requested information on the lights. Mr. Costello stated if it becomes an issue they can ask for a dome that does not let any light in or out; however, this is more energy efficient.

Mr. Slaugh asked if the dome is brought in as one piece of fabric and then inflated. Mr. Costello stated it depends on the size; it normally comes in pieces and this one might be seven pieces and described the construction. Mr. Costello summarized that there eight locations in New Jersey (5 tennis, 3 indoor, 1 combination of both) and provided their locations and square footage. The Board members had questions regarding the types of sports and how the field would be rented. It was summarized that it would be dodge ball, Lacrosse, soccer, basketball, volleyball.

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Exhibit A6: Arial Photograph of Site. Mr. Costello stated he met with the Tiffany Woods Homeowners Association, a few neighbors as well as the management group. A weather balloon test was performed and pictures were taken from the residences to see how it looks during the winter months. The closest residence is 600' and the wetlands and buffer area that is located there cannot be touched, which helps shields the dome. There might be four (4) residences that might be able to see it in the winter.

Break: 8:41 p.m. to 8:59 p.m.

Mr. Costello stated that a full field rental is a small part of the rentals; it becomes a much larger part at certain times of the year. There is a lot going on in the spring time; there are teams that are expecting to have an outdoor field available, if weather is not permittable for them to play outside they rent a field as a backup. Collapsible batting cages are purchased for teams, which is not for games, but for practices.

Witness #2: David Wisotsky, P.P., Bohler Engineering. He referred to Exhibit A-6 – Existing Conditions Arial Exhibit, dated January 15, 2015 and gave a description of the site. The address is 1060 Spruce Street which is also known as County Route 613. All three lots will be consolidated under a new lot and is in the HC Zone. Mr. Wistosky proceeded to describe the surrounding area of the property. The site has wetlands and a protected area, which is a nice screen towards the residential uses. Mr. Wistosky spoke about the grade of the property, impervious coverage, the swale at the north end of the property. There will be two buildings that will remain (front building is 24,213 sf and the smaller one in the middle of the site is 6,550 sf, which totals 30,763 sf) building on site that is going to remain.

The side yard setback is 1.1' from the existing building and 25' is required; the parking setback to the front is actually 12.4' and 25' is required; side drive island setback is 0' and 20' is required; and a free standing sign on the site to the west of the existing building along Spruce Street which is 25' in height and currently 15' is required and the area of the sign is 130 sf and 50 sf is required.

Mr. Wisotsky continued to Exhibit A1: Site Plan Rendering, dated January 15, 2015 which represents the overall site plan, has landscaping super imposed and gave an orientation of the plan. There will be two full access driveways, one at the northern property line and in the center of the site, which clients can enter or exit out of either driveway. Parking is provided on either side of the isle for the office and retail spaces; there is a drop off area at the main entrance and is in the existing 6,550 sf building. There is a queue area by the sidewalk and a minimum of 8 or 9 cars can be stacked until it hits the main access isle.

There are a total of 194 parking spaces proposed on the site calculated by the building size and the standards for retail. The office is slightly less which brings it to 122 spaces and 72 are left, which is an adequate amount. He continued with pedestrian circulation and stated there will be sidewalk along the frontage on Spruce Street and around the east and south edges of the building. The southern end should be continued to the dome to the parking area, which will be tied in for pedestrian crossing. A sidewalk will be added to the Boys & Girls Club for convenience. The trash for both buildings is located behind the dome facility with a concrete hatched area. There is a loading area for the dome building that is outside of the counter clockwise circulation area of the pickup/drop off area. The loading zone will be at the south edge of the building between the existing building and the Boys & Girls Club. It will be screened and will show a truck movement. Mr. Wisotsky continued that a box truck will fit; an option will be pavers for a turning radius at the northeast side. The drive isle setback from the front yard is 25' and 10.7' is being proposed (along Spruce Street).

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Mr. Wisotsky spoke with regard to the concerns of our professionals about the parking and access drive length. There is parking on both sides of the main isle and made sure the area has good sight distance in all directions, lighting is provided in the evening hours and oversized the 24 two-way driving isle to give more room for the cars that are parked.

The sign that is proposed is located toward the middle of the western street edge which is a free-standing sign and will be 10' high with 48 sf area which is conforming to the Lawrence Township Land Use Ordinance. Also proposed is a pylon which is not permitted and will be changed to a monument sign. Mr. Wisotsky spoke about the Stormwater management, impervious coverage, adding in a catch basin around the dome and parking areas; LED lighting will be added to the poles with zero foot candle spillage on the lot lines, additional trees along Spruce Street and along the parking lot (30 proposed); head light screening shrubs will be added in the front if flipping the front parking lot.

The sidewalk in the front was discussed about the proposed 4; where 6' is required. Ms. Kraemer asked where would the over flow parking be if additional parking is necessary and how many extras spaces. Mr. Wisotsky stated it would be behind the proposed building and banked that 80 would fit (being maxed out). Ms. Kraemer stated it is out of the wetland and there is a lot of activity in the parking lot so her concerns are how they are they going to get the participants and the parents through the site into the back entrance. Mr. Wisotsky stated the traffic engineer will respond to that part of the question; sidewalks will be added to the building and added for the Boys & Girls Club where the southern end of the property. Ms. Kraemer asked about an access cross easement at the back corner of the retail building. Mr. Wisotsky stated if the Township could secure the access easement between the buildings; however, Ms. Kraemer responded how about in the future, if we can secure it. The loading area was now in question with an added pedestrian path; see attached report dated January 6, 2015 (Comments 1.04, 1.05, 1.06).

Ms. Kraemer would like a copy of the fire truck template. Mr. Costello stated the monitoring wells were in place when the property was purchased and it has been removed; however, there are still some monitoring wells in reference to lifts, see Comment 2.04 of Engineering Report. Mr. Slauch referred to his report dated January 12, 2015 and questioned the wetlands and the ditch. Has the applicant met with Mercer County for access points. Mr. Wisotsky stated they did not meet with Mercer County.

Mr. Kockenour stated we will not be getting through this application tonight, at the next meeting it might be to the applicant's advantage to, have a sit down meeting with the professionals, before the applicant meets with the County because he has a number of comments about the access; the parking configuration, circulation, see report dated January 9, 2015. Mr. Kraemer stated they would like to be present at the County meeting.

The Board members had questions regarding the trash, bus traffic, moving the dome; parking lot in front of the building, the number of tenants and what type of tenants and trees that might have to be removed. Chairperson Kremer questioned the inside and how it would look. Mr. Costello stated it will have an open office floor plan, there will be a door and window combination, and 13/15 units shown with a center access.

Ms. Kraemer stated that the applicant's engineer should return at the next meeting for additional questioning. The application is continued to the March 18<sup>th</sup> meeting. Mr. Forschner stated there are three more professional to speak on behalf of the applicant.

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8. Minutes: None

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 10:10 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan Snook  
Recording Secretary

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MINUTES APPROVED: March 18, 2015