

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, June 19, 2017

Present: Maria Connolly
James Kownacki, Councilman
Kevin P. Nerwinski, Municipal Manager
Terrence Leggett, Vice Chairperson
David Maffei, Mayor
Stephanie Pangaldi
Kim Taylor
Doris Weisberg
Edward Wiznitzer, Chairperson

Absent: None

Excused Absence: Philip Duran
Diego Samuel

Also Present: James F. Parvesse, Municipal Engineer
Philip Caton, Planning Consultant
James Kochenour, Traffic Consultant
Edwin Schmierer, Planning Board Attorney
Susan Snook, Recording Secretary

Statement of Adequate 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; by filing the agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building and mailing to the Trenton Times and the Trentonian newspapers.

Public Participation (for items not on agenda):

None

Minutes for Approval:

The May 1, 2017 minutes were approved per unanimous vote with minor changes.

Resolutions:

Resolution No. 15-17 for Minor Site Plan with Variance; **Federal Realty Investment Trust (Automobile Dealership)**; 3371 Brunswick Pike; Tax Map Page 52.02, Block 5201, Lot 33 was unanimously approved.

Resolution No. 16-17 for Minor Subdivision Application No. S-1/17; **Levico Development, Inc.**; 253 Drift Avenue; Tax Map Page 23.03, Block 2319, Lots 8 & 9 was unanimously approved for a denial.

Applications:

Major Site Plan – Preliminary & Final Approval Application No. SP-12/16 & Minor Subdivision Application No. S-4/16; **Coleman Buick-Cadillac**; 300 & 500 Renaissance Boulevard; Tax Map Page 42.07, Block 4201.01, Lots 32.02 & 32.03

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, June 19, 2017
Page 2

Gary Forschner, Attorney for the applicant and stated the application is to add necessary parking to the facility for inventory and manufacturers are requiring for more inventory on site. As Phase 1 of the project there is an additional car wash that is being added, for internal use only, not open to the public, for washing vehicles that are being serviced at that location; there is an additional service bay adjacent to it for detailing purposes. Phase 2 is being proposed for an addition to the building for the showroom and service bays. There are several variances or design exceptions.

Witness #1 William Parkhill, PE presented Exhibit A1 Rendered Site Plan Aerial, dated June 19, 2017; Exhibit A2 Site Plan Phase 1 Rendering, dated June 19, 2017; Exhibit A3 Site Plan Rendering Phases 1 & 2, dated June 19, 2017 and Exhibit A4 Exterior Elevations of Building Additions, dated June 19, 2017 (they were submitted to the Board but have been rendered).

Mr. Parkhill referred to Exhibit A1 shows the location of the site and the surrounding properties. A cross connection is being included between the Buick GM Dealership and the Cadillac Dealership. Frontage is on the Mall Access Road and Grovers Mill Road and Renaissance Boulevard. The site as it exists today is two separate lots and the proposed project is consolidating the two lots into one lot. One of the main purposes of this proposed improvement are to gain additional parking spaces for vehicles that are for sale or inventory and do not see this lot to be used as customer parking. It is not prohibited for people to walk the lot and look at cars, every car on this lot is for sale and this is not a back of house inventory lot, they bring the cars in, they get delivered, they get prepped for sale and get parked. There is not a lot of double and triple stacked parking, all the parking proposed is single spaces so every vehicle is easily accessible. Some of the double deep parking spaces were eliminated because they do not function the way this business is operated.

Mr. Parkhill referred to Exhibit A2 that shows the colored rendering of the Phase 1 improvements. What is proposed in Phase 2 is the addition of the car wash and service or detail bay adjacent to that. This is not a driveway thru car wash for the general public, it is to operate with the service function of the dealership. The other improvement, because of the addition of the car wash and detail bay, the existing trash enclosure needs to be relocated and will be relocated at the northeast corner of the parking lot with a masonry enclosure, split face block with gates. It will include the addition of, during Phase 1, 331 parking spaces and in Phase 2 it will go to 331 parking spaces to 293 and the reason is because there is an addition being added to the back of the building with double deep parking spaces that end up as single parking spaces. What is proposed at the completion of Phase 2 is 293 additional parking spaces.

Mr. Parkhill referred to Exhibit A3 that shows the reconfiguration of a 7,500 SF addition to the rear of the building and a single loaded parking isle. The proposed addition is to add additional service bays to the facility. This will give additional capacity to that service function. A ramp will be added to the rear of the building so vehicles can come in to get service and exit out the rear, enter the car wash and get parked for customers to pick up. The completion of this project, both Phase 1 and Phase 2 will result in a net increase of 293 additional parking spaces on site. 120 double deep stacked spaces will be lost because they do not work out well. Access to Renaissance Boulevard, Grovers Mill and the Mall Access Road all remain unchanged, this location has three frontages and maintaining just a single vehicular access off of Renaissance Boulevard.

The dealership also provides shuttle service to the Mall while waiting for their vehicle. The intention of the building addition is to, Referring to Exhibit A4, is to take the existing structure and lengthen it to the rear. The signage in the rear that is existing will be relocated to the back of the proposed addition. The square footage for Phase 1: car and detail service bays are 1,730 SF and Phase 2: rear addition is 7,500 SF.

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, June 19, 2017
Page 3

Councilman Kownacki asked if our professional staff received these changes. Mr. Forschner stated the only difference is these plans are rendered, otherwise they are the same plans. Mr. Parkhill stated the only thing not on the plans is the interconnection between the GM Buick Dealership and the Cadillac Dealership.

The two lots are owned independently, the one is owned by the family and the other one is owned by the manufacturer and will do the cross access. If the manufacturer agrees the rest of it will be opened and will be anticipating to providing an easement.

Mayor Maffei asked about the car wash and the addition in the back, what is the intention or purpose. Mr. Parkhill answered is to add additional service capacity to this building is the 7,500 SF addition in the rear and currently there is a collision center and body work in this building, as well as vehicular service. The way the car industry has changed, the demand is high and to satisfy more customers. Mayor Maffei stated is that more services are going to be offered to the customers, example, free car washes to customers, free oil changes to anyone who buys a car and they will have them available to them. Mr. Parkhill stated not sure if free, but will be available.

Witness #2 Drew Coleman, President of the Corporation testified that this is why there is a Phase 2 because as the market goes up and down you think you are going to need more mechanical and body repair space; however, not sure if needed right now and so can't say exactly what is going to happen to this space, but if this space is created, in Phase 2, it will be for additional body work and mechanical service.

Mayor Maffei asked Mr. Coleman, if a customer comes in and purchases a new car, you would offer free service to those customers purchasing a new car. Mr. Coleman answered that the manufacturer provides maintenance for a period of three years and would not be offering any more than they are already getting and as far as free car washes, for example, on Saturday, if someone came in to get a car wash, no this is not the intent, it is purely for the man power to wash vehicles after service in a timely fashion to keep the customer moving.

Mr. Parkhill went over the outdoor sales and storage vehicles are required to be fully screened from public view and the roadway along Renaissance Boulevard and provided some landscaping and is asking relief from not screening off the entire roadway so the inventory for sale could be seen. The elevations of the proposed building, which is a waiver for building design. The materials for this and the existing building which do not comply with our Ordinance. The waiver is for matching and mimics the existing building. Mr. Caton responded that the applicant wants to use the same color and type of material (metal and space split block) and the addition is being placed at the rear of the facility and believes this would be allowed for without a design waiver. There will be a parking lot interconnection and will establish the easement and obtain permission from GM in order to construct it and will be handled administratively.

Mr. Parkhill discussed the loading area exception where a 20 x 20 loading area exists and a 15 x 16 loading area is required and discussed the loading and unloading of new vehicles. The 40' access drive length is an existing condition off of Renaissance Boulevard and 100' is required. Mayor Maffei stated the Township would like to have the properties developed with a certain amount of shade tree area and since extra parking will be installed you are taking away shade tree area. What is this property with this proposal, what percentage is the shade tree on this property, because it was recommended by the Shade Tree Committee that every property should have at least 1/3 shade tree on their property. Mr. Parkhill answered that 25% of the site will remain wooded and unimpacted and went over the landscaping that will remain.

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, June 19, 2017
Page 4

Mr. Caton stated the ordinance does require street trees and after meeting with the applicant they agreed to increase the number of plants and are still below the ordinance. The tree plantings per the ordinance along the abutting streets are not necessary at the southern end of the site because it is wooded. However, along the road frontages that is the ordinance requires street trees. The size determines how far the space between them and this would make the most impact.

Mr. Parkhill discussed the landscaped islands which do not meeting the 8' requirement (some are five and six feet) and asking for tm to be more narrow in width. The planting design is low lying coverage because of the vehicle. Mr. Nerwinski asked why are the islands there and how many spaces do they take up? Mr. Parkhill stated to add more green for the street scaping of the dealership and take one space in width. Mr. Nerwinski suggested to remove them and this would make it possible to include more trees. Mr. Forschner stated this could be accomplished.

A brief discussion took place regarding the landscaped islands and landscaping and eliminating the islands to include more trees. Mr. Forschner stated this could be accomplished. Site lighting is to mimic what is happening currently after closing and it would never go dark, it would go to security lighting and dim to 50%. The existing signage along Renaissance Boulevard will remain unchanged, in front of the building will remain unchanged. The existing signage in the rear of the building will get moved to the rear of the proposed addition and no new signage is being proposed.

Mayor Maffei asked if there was any consideration for fire access because there is a very small area between the addition and the basin. Mr. Parkhill stated a truck turning template was submitted and a fire truck can get to the area, copy attached.

Mr. Parkhill went over the reports of the professionals, copies attached.

There was no public comment.

The Board took a break from 8:30 p.m. to 8:39 p.m.

Minor Site Plan with Variance Application No. SP-13/16; **United Development Ventures, LLC (Johnny Rockets)**; 3320 Brunswick Pike; Tax Map Page 42.08, Block 4201.01, Lot 3.01

Christopher Costa, Esquire represented the applicant and gave a brief overview of the proposed application. He stated that the applicant will be opposite the Cheesecake Factory, and used Exhibit A1 Google Map, and proposing outdoor seating area, which will be enclosed by fencing. It will have nine tables and 2ill be 20 x 20.65 feet and will not block the entrance of the Mall. It is located where there is no foot traffic and is largely screened by the Mall signage and trees. Two variances are being requested for the number of signs, where one sign is permitted (façade) and being proposed is one primary business sign, which shows the business name and three (3) additional signs as tag signs. They are required by Johnny Rockets which are considered logo signs (Burgers, Shakes and Fries). The signs were lowered so they are less prominent and will minimize view of the signs. A stencil sign will be eliminated.

The second variance is for the size of the signs. The primary business sign is 11.74 SF and if the other three signs are added, the overall square foot calculation increases to approximately 20.85 SF, which exceeds the ordinance. Approval is also being requested for the outdoor seating, which is smaller than Brio and will be in a gated location.

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, June 19, 2017
Page 5

Witness #1: Jeremy Danley, Architect testified that Johnny Rockets is going through some design changes and updating their look for a contemporary look. The signs Burger Shakes & Fries goes with the bottle cap sign because they are trying to get rid of the 50's look.

The location is in the northwest portion of the Quaker Bridge Mall and is facing Route 1 (between the Cheesecake Factory and Macys), Exhibit A1 Google Map; Exhibits A2 & A3 Photograph of Location and Exhibit A4 Photo of Display Board and Exhibit A5 Partial Site Plan which shows the corner where Johnny Rocket's will be located as well as the outdoor seating area. This site is not impacting other areas because there is no foot traffic; it is taking over a used area and will be screened by Pine trees in front of the patio.

Exhibit A6 Equipment Plan and all the flow will be through the Mall first and then enter the space. There is no entrance directly from the patio. There will be gates from the patio for egress only. The dimension of the patio is 20' from the mall face and continuing over 26'6"

Exhibit A7 Photo Board shows an aluminum railing which is 36" high fence on three sides; lighting varies and there is an existing canopy over the store front, which will remain; there are four or five down lights on the hardscape and at the corner of the patio is an existing light standard. There is no additional landscaping around the proposed patio because the Mall landscaping blocks the view from the parking lot because it is already shielded.

A brief discussion took place about the temporary signage that is already there which is for advertising purposes. Ms. Weisberg stated when the Cheesecake Factory was reviewed we were very careful to leave enough room along the façade for a named restaurant. Mr. Caton asked are there any other locations without Burger Shakes & Fries and just have Johnny Rocket's. Mr. Danley stated he saw other forms of the signs like a stencil on the façade or an awning. Mr. Costa stated this is their corporate requirement for the Burgers Shakes & Fries.

Witness #2 Chris White, MC Sign Company referred to Exhibit A8 Sign Location Plan which shows the front elevation of the bottle cap sign. It will be on band that is 12" so the letters fit. The signs will be partially covered by the tress but will be visible when you get to the front entrance referring to Exhibit A2. The letters are five-inches deep with a trimmed cap with a red face and a light will come through the fence, which will be LED. It will be a high quality letter from Germany.

Exhibit A9 Sign Rendering for the Bottle Cap and the Burger Shakes & Fries which shows the lighting and presented a sample of what it would look like. Mayor Maffei asked if this sign is bigger than the Cheesecake Factory sign. Mr. White did not measure but is very similar in size and the letter height is 12". The dimension of the bottle cap signs are 3'4" tall and 3'6" wide and will be LED to illuminate. The sign is mounted 12'4" to the top of the bottle cap from the ground.

Vice Chairperson Leggett asked if the sign was hidden by the tree line and visible only by the foot traffic at the Mall. Mr. White stated it will be below the top of the trees and right above the door. Chairperson Wiznitzer asked is the sign can be put behind the window, physically and would it require a variance. Mr. Parvesse stated it would allow 25% if put behind the windows. However, Mr. Costa stated it would be possible; however, it would not be as appealing and not have a cleaning look. Mr. White stated the sign would be higher and would be visible. Mr. Costa stated we could do this as an alternative. The dimensions would be 8'4" of the bottom of the sign and will do inside the Mall.

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, June 19, 2017
Page 6

Mr. Costa stated then the only variance would be for the overall size of the signs and for the outdoor seating. The bottle cap size is slightly larger than the nine-feet, it is 11.74 and the circle dimension is 8.75 SF, so the variance would be for the 11.74. Mr. Caton commented about the screening of the outdoor seating area and referred to Comment 4.1 of his report. There is no screening proposed for the outdoor seating area because, referring to Exhibit A1, the area that is being proposed is already screened by the Mall.

There was no public comment.

Old Business / New Business / Correspondence:

Chairperson Wiznitzer asked if any of the Planning Board members need a screening committee for the upcoming applications. There is a Screening Committee for the upcoming application of Bristol-Myers Squibb. Will there be a need for a Screening Committee meeting for the application 2470 Route 1.

Chairperson Wiznitzer spoke about mandatory training was not informative and there are a lot of other programs by the New Jersey Planners or League of Municipalities and would like to pursue to the Board if we can get access to attending some of those courses. Councilman Kownacki stated we need to see what courses you are looking at because of what is involved and the cost.

Mr. Nerwinski commented that maybe have Mr. Schmierer and Mr. Caton come up with a 20 minutes presentation as a refresher of the main parts of what our obligations are as members of the Planning Board in terms of conflicts of interest, votes on abstaining, different standards. He noticed people using cell phones during meetings, look at things like locations and don't know if part of the record, could be a good refresher to get started and then from there go into more intensive training after that. It will be good once a year to have a quick refresher by our professionals.

Ms. Weisberg stated an orientation would be good in January.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 9:30 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes approved: 8/7/17