

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, March 20, 2017

Present: Maria Connolly
Philip Duran
James Kownacki, Councilman
Richard Krawczun, Municipal Manager
Terrence Leggett
David Maffei, Mayor
Diego Samuel
Kim Taylor
Edward Wiznitzer

Absent: None

Excused Absence: Stephanie Pangaldi
Doris Weisberg

Also Present: Brian Slaugh, Planning Consultant
James Kochenour, Traffic Consultant
James F. Parvesse, Municipal Engineer
Edward 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.

Oath of Office:

Was not performed because Ms. Pangaldi had an excused absence.

Public Participation (for items not on agenda):

None

Minutes for Approval:

Monday, November 21, 2016 minutes were unanimously approved.
Monday, January 9, 2017 minutes were unanimously approved.

Resolutions:

Resolution No. 10-17 for Extending Period of Protection Application No. SP-2/07; **James G. McGuire and Hugh F. McGuire (Mabel Mews)**; Mabel Avenue and U.S. Route 206; Tax Map Page 9, Block 901, Lot 8 was unanimously approved.

Applications:

Major Site Plan – Preliminary and Final Approval with Variance Application No. SP-14/16; **Long's Own One, LLC (Volvo Cars Princeton)**; 2931 Brunswick Pike; Tax Map Page 35.03, Block 3507, Lots 6, 7, 8.

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Robert Ridolfi, Esquire represented the applicant and summarized the application that the applicant was renovating and expanding the existing Volvo Dealership. The application involves the demolition of the existing detailing building which has been replaced with temporary trailers; expansion of service bay area which includes an interior car wash to be used only for this facility and will not be used by the public; there will be an outdoor auto display area and reconfiguration of the outdoor auto display area; there is intensive landscaping, a new building façade and signage. The changes are an order from Volvo Corporation which is happening in all Volvo Dealerships.

Mr. Ridolfi stated he has met on several occasions with the professionals and made numerous revisions to the plans.

Witness No. 1: Mark Parae, Volvo Employee, Fix Operations Manager for the three locations and using Exhibit A1 – Aerial Photograph of the Site, dated March 20, 2017 as an aerial shot of the Volvo Dealership. Marlene's building was demolished and this was an area they originally used as a detail location.

Exhibit A2 – Existing Configuration, Sheet 2 which represents the existing building as it is today and house the show room, the repair shop in the back, parking in the front for display; four levels for customer parking for sales; service lane for the vehicles to get to the back. The upstairs contains an executive office; a small lunch area; office staff for motor vehicles; IT area and a small server room. The back section is used for parts.

Mr. Parae explained the parking of vehicles for service, which is an area to the back; used cars are on the front line; inventory is stored in the back and side area; new cars are in the back; employees have 30 spots and are on site all day long. Hours for sales are 8:00 a.m. to 8:00 p.m. Monday thru Thursday; 8:00 a.m. to 6:00 p.m. on Friday and 8:00 a.m. to 5:00 p.m. on Saturday. Customers are early afternoon or in the evening from 4:30 to closing. Friday customers arrive from 4:00 to 6:00 and Saturday varies (probably 12:00 to closing). Service hours are 8:00 a.m. to 6:00 p.m. Monday thru Friday and 8:00 a.m. to 4:00 p.m. on Saturday and the busiest time is in the morning. Customers can pick-up their vehicles until 8:00 p.m. There are 30 employees at this facility which includes all the technicians, parts, parts drivers, counter employees, sales and manager.

Exhibit A3: Site Plan which shows the new dealership including the parking; new addition; a different four car service drive; enlargement of the showroom; the expansion of the parking; a six (6) bay addition to the back of the building which will have the car wash, some detail bays; trash enclosure; new paved parking; detail service; new grass medians; stacked parking (inventory) and employee parking.

Exhibit A4: Rendering from Volvo, Inc. shows all Volvo Dealership to upgrade. There will be a glass façade in the front; an enclosure service drive; wood entry portal; landscaping and shows the signage. Part deliveries are done in morning by a LCD distribution center that goes to a warehouse in Hillsborough, which is a rent space, and the parts are broken down and then delivered in a small van. No tractor trailers making deliveries. New car deliveries vary which might have three deliveries in a day and not another one in a couple weeks and are delivered in the middle of the day because it is the least busy.

Mr. Wiznitzer asked where the cars are unloaded; Mr. Parae explained the drop-off. Mr. Kockenour asked about the intensification use of this site on how the building will be proto typed by Volvo and was any after studies performed on once the renovations are done and how much the daily traffic will be in and out of the site. Mr. Parae stated no because this is the first site to actually doing this out of 300 Volvo dealerships and only ten are in the process of doing it. Mr. Kockenour wanted to know are there any added functions or facilities that do not exist now; there will be additional service bays to the back; and will a new access permit be needed from New Jersey Department of Transportation.

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Mr. Parae stated it is a six bay area addition and two bays for detailing. The reason is for a new more flat stall with a lift because of the technology being added to the new cars.

Witness #2: Laurence Murphy, PE testified using Exhibit A2 which shows the existing conditions. The driveway is a right in and a right out; Marlene's which has been demolished for room for the construction trailers; driveway in on the north of the building; the driveway that goes out on the south side; there are two full driveways; customer parking in front of the building; four drive isles; service area and explained the driveway parking to get to the area; the main driveway is acting as three lane (one is reversible on the left side).

The new plan is to improve the look of the building and improve traffic circulation on site. The building on Lots 6 & 7 is used for detailing. The total square footage of the existing building including Marlene's it is 21,587 sf and includes the second story and it is increasing to 23,925 sf. The proposed conditions is about 1,500 sf (increasing usable square feet by 800 sf) for customers to be covered if it is raining or snowing. The driveway on Lots 6 & 7 will be eliminated and consolidating into the existing driveway that is already there. New Jersey Department of Transportation stated is a minor driveway closure permit and is eliminating the two driveways and the two lots will never have access in the future.

Mr. Murphy explained the service area and how to proceed to this area by extending the gutter line of the drive isle with Belgium block to make the customer goes straight to the parking or into the service area. There will be all new paving throughout the site; all areas will be curbed; the intent of the design for the main drive isle is to limit customer access to the eight spaces directly in front of the building; there is no parking the main isle and will be reducing it from five to three; the drop off of the vehicle for a car to be serviced will be performed by the technician drive the car to the back to the service area; a sidewalk will be proposed in front of the building and will be six-feet; drive isle will be 24 ½' wide; there will be a board-On-board fence adjacent to the back property line for screening for the residents; a trash enclosure will be behind the building addition; a new fence is being proposed along the edge of the expanded storm water management basin and is located in the northwest corner and is being expanded and a modular block wall with reinforcements being installed; there will be a vehicle display area located northeast of the building and will have up lighting; new cars in front; Route 1 side will have inventory vehicles and all of the spaces behind the service bay will be inventory, employee cars, used cars or loaner cars.

A 10 x 20 trash enclosure will be behind the addition; a tree will be saved at the north corner of Lot 9 by STS by eliminating four spaces plus the striped area to preserve that tree; the spaces are by Ordinance 9 x 18; no new utilities are being proposed because it is an existing building; trash will be picked up one time a week and recycling will be picked up one time a week between 10:00 and 2:00 and loading typically will be one time per day with an eco-line van; one delivery of waste removal from oil changes and that will be once per week; oil delivery once per week.

Mr. Murphy spoke about the signs, refer to Exhibit A4 – currently there are three signs on the building. They will be reconfigured differently. There is an existing sign "Volvo of Princeton" and a "Service" sign. The ordinance requires 132 sf and being proposed is 50 sf (about 30% of what allowed). The service sign is needed for a directional sign. The Volvo of Princeton is the name, which is split up. The free standing sign is staying in same location.

The storm water management will be complied with New Jersey Department of Environmental Protection rules. New Jersey Department of Environmental Protection does not want trees in the detention basin, which conflicts with the Township ordinance, so they are adhering to the State's guidelines. Some landscaping is being proposed around the perimeter of the basin, but not at the bottom of the basin. Landscaping will consist of 24 evergreen trees, 22 ornamental trees, 19 shade trees and 524 shrubs, ground cover and grasses.

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All the existing lights will be removed and replaced with LED lights. All the perimeter lights will be poled mounted and are 25' and will be shielded. The only lights not shielded will be the light located to the west of the corner of the building and the light in the middle of the parking lot near the property line. The security lighting will be worked out with the Township for the security lighting and illumination level.

The impervious coverage is at 71.3% combining Lots 6, 7 and 8 and will be 2,558 sf of impervious coverage so when the four parking spaces are eliminated, it will be down 1,590 spaces and will be willing to take out 1,600 sf of pavement and convert to pavers to eliminate that impervious coverage. Mr. Slauch referred to his report dated March 8, 2017, Page 5 (Comment 3.10) regarding lower plant height, attached.

Referring to Arora and Associates reported dated March 8, 2017, Page 5, Comment 13, the driving isle on the south side of the building would need a "Do Not Enter" sign to create an island at the end to get access behind the building for a fire truck.

Referring to the Municipal Engineer's report dated February 23, 2017, copy attached, the applicant will comply with everything. However, the cross access for pedestrians and vehicles from other properties to this property, Volvo is pursuing other property owners to negotiate to acquire real estate, Comment 1.02.

The Board members had questions for Mr. Murphy regarding the fencing, height of the building, the lot consolidation of 6, 7 and 8; angled lighting (up lights); lights on display. The board was questioning the security lighting and using the surveillance cameras because of the housing complex behind the dealership. Councilman Kownacki had a concern about the resident's seeing the light itself because the trees are not in bloom all year long and there is no coverage back there. Mr. Murphy stated looking at the security lights with the consultants, they will choose to turn off a portion of those lights closest to the resident's but leave the remainder of the lights on.

Councilman Kownacki stated the left side of the building would a fire truck be able to get there. Mr. Kockenour stated he would like the applicant to provide a demo truck turning template showing a fire truck is able to circulate that site. Mr. Murphy stated there is no access to the left side of the building, it dead ends so a fire truck could not make that turn and stated that a fire truck will never park a fire truck that close to a building on fire. Mr. Murphy is willing to be meet with the Fire Marshal to discuss the fire lanes.

Mr. Kochenour stated there is a physical island between the service waiting area and the main circulation island and a series of shrubberies shown; there is a row of about 15 compacted inkberries which apparently can grow to a height of 30 to 36" and the concern is the vegetation on half of that island could get above 36" so when a motorist is leaving the site can see that other car. Mr. Murphy stated the species can be swapped out so it has a lower maximum height to preserve that height line. Mr. Kockenour would also like the sight triangle to be preserved for customers.

Mr. Schmierer stated the conditions.

Mr. Krawczun asked any cross access easement are they subject to Board approval before they go into effect. Mr. Schmierer stated yes and Mr. Krawczun continued is because you want to be careful you don't get into a situation on Franklin Corner Road that may create an exit or an entrance to the site to close to that intersection.

Old Business / New Business / Correspondence:

None

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Closed Session Resolution:

None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 9:05 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes approved: May 1, 2017