

LAWRENCE TOWNSHIP PLANNING BOARD MEETING
Monday, April 2, 2018

Present: Christopher Bobbitt, Mayor
Maria Connolly
Ian Dember
Philip Duran
James Kownacki, Councilman
Kevin Nerwinski, Municipal Manager
Terrence Leggett, Vice Chairperson
Stephanie Pangaldi
Kim Taylor
Doris Weisberg
Edward Wiznitzer, Chairperson

Absent: None

Excused Absence: None

Also Present: Phil Caton, Planning 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.

Public Participation (for items not on agenda):

None

Minutes for Approval:

None

Resolutions:

Minor Site Plan Application No. SP-2/18; **Lawrenceville Main Street (Weeden Park)**; Main Street; Tax Map Page 57.01, Block 5707, Lot 5 was approved per unanimous vote.

Major Site Plan – preliminary & Final Site Plan Application No. SP-3/18; **The Trustees of the Lawrenceville School (Gruss Center for Arts and Design Addition)**; Main Street; Tax Map Page 58.03, Block 5801, Lot 1.02 was approved per unanimous vote.

Applications:

Minor Site Plan Application with Variance Application No. SP-1/18; **McDonald's USA, LLC**; 301 Brunswick Avenue Extension; Tax Map Page 3, Block 301, Lot 18.02

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Michael Peacock represented the applicant and stated the application is for signage and a by-pass lane drive island. The applicant is totally re-facing the existing façade and modernize it with new signage, new drive thru signage and ADA improvements to the exterior parking area and pavement outside which includes new handicap parking signage, new ramps that are ADA accessible. This is basically a face lift for the McDonald's restaurant.

Mr. Schmierer stated the Board has jurisdiction.

Witness #1: Michael Jeitner, PE referred to Exhibit A1 Aerial Exhibit, dated April 2, 2018 showed the property in question. He stated that it was built around 2013 and at that time the only other building on this property at the time was Pet Smart and the rest of the property was undeveloped at that time. It is approximately 4,200 sf with 54 parking spaces and does not have direct access off of Brunswick Circle but does have access interior to the site via curb cuts along the front of the building, the rear of the building and internal cross connections of the other said developments.

Exhibit A2: Site Plan, Sheet 2 of 6 which illustrates the existing McDonald's and some minor proposed improvements associated with the site and the building. McDonald's is taking a rebranding initiative and consists of three main components: ADA upgrades both interior and exterior to the site, updating ADA parking, restrooms, seating areas and everything in between to bring that in complete compliance with ADA. The second component is an upgrade to the drive thru facility and in some locations the upgrade the facility to a side by side drive thru a more effective or efficient drive thru operation, an upgrade to their existing tandem drive thru operation which is menu boards at the rear of the property, which you can place back to back and they order at the same time to make the drive thru more efficient. The menu boards will be switched out to a more modern menu boards in order to enhance and make the drive thru experience a lot more efficient.

The last component is the architectural look of the building, reskinning the building itself, bringing in a new look, a fresh and modern look, which they are doing across the United States, which would include upgrades to the interior. There is no building additions, not tearing down the building, not removing any parking and the parking count will remain the same at 54 parking spaces. The building area will remain the same and have 4,200 sf. The ADA facilities, the handicap parking, and put them in concrete to hold the grade to be consistent and upgrade the crosswalk and some ramps and curbing around it.

The parking island width, Sheet A2, on the east side (non-drive side of the building), the ADA parking spaces will be in conformance and in adding loading areas and crosswalks areas, there will be a portion of the by-pass lane that comes through that area, independent of the drive thru lane, but between the drive thru lane and the edge of the parking spaces, there is over 20' existing and with upgrading the ADA and bringing them into conformance, for the section where that by pass lane crosses through that area where the ADA parking is and it will drop that island down to 17' in width. However, the 17' does not include the 10' that is already for the drive thru lane. The drive thru lane and bypass lane are separated by a strip and that is not enclosed and is 30' in width and reducing that width to 27'. This would be more than adequate for a one-way access way.

McDonald's has a part of their rebranding initiative, they are looking to update the site and added some pavement marking that note "drive thru" with a circle arrow and are at four locations throughout the site. Because there are multiple access points and the pavement markings would provide direction, safety and direction to get people to the drive thru lane as they come in and knowing where to go, which do not comply with MUTCD because they are pavement markings associated with McDonald's, which is at the Bakers Basin Road site.

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Exhibit A3: Elevations, dated April 2, 2018 which shows building elevations and photographs of the existing McDonald's. The plans shows the front (east); the rear (interior), the drive thru (west) which faces the main drive island with Quick Chek.

Mr. Jeitner referred to the Engineer's report dated February 7, 2018 and comment nos. 3 and 4 and will comply; Planning Consultant's report dated March 23, 2018 and comment 4.1 and an error on the plan which will be updated with dimensions noted on the detail which is to cover where to place the order. They will comply with the landscaping and lighting and work with the Planner. However, there is no new lighting proposed at this site and a new plan will be submitted to show adequate lighting. Mayor Bobbitt asked about the pavement markings and how they worked out at the new location. Mr. Jeitner stated they are working well and providing the proper direction.

Witness #2: David Keefrider, Architect referred to Exhibit A4A and A4B which shows the color of the building which will be a lighter tone and is the front of the building facing the road. The red sloped roof is not the style for today; so it will have a stream look and will maintain the architecture of the building which is the brick work around the building. The square footage on the signage is reduced as what is there currently.

Witness #3: Tiffany Morrissey, PP spoke about the new proposed new signage. Currently the existing sign on the east elevation and is 67 sf; and this sign will be eliminated and install four signs (a welcome sign over the entrance 2.6 sf; the arch logo 14 sf; the McDonald's sign 32.8 sf). The existing sign is 67 sf and the four signs proposed in combination combine to 63.2 sf, which is being reduced. Exhibit A5: Building Signage Table is a comparison of the sign number and area of the other the McDonald's as compared to this proposal, dated April 2, 2018, copy attached.

Exhibit A6: Signage Plan which shows replacement of the menu boards (three) and the ordinance allows a 6' high drive thru sign and the existing signs are 6.9' in height and the sign being proposed 7' in height, and not visible from the street. There are two window signs that 2 ½ sf. She stated they have met the post and negative criteria and feels there is no detriment to the public goods.

There was no public comment.

Mr. Caton, Planning Consultant stated that moving the McDonalds sign to the east and it would be in a better proportion to the elevation and agreed to comply with the requirements of the Planner's report and Engineer's report.

Councilman Kownacki referred to the Tax Collector's report dated January 26, 2018 and Mr. Peacock stated a bad check was issued for the sewer payment and it the owner/operator stated it has been cleared.

Old Business / New Business / Correspondence:

Chairperson Wiznitzer commented about the Mandatory Training for Storm water Management and who is presenting that. Mr. Parvesse stated it is a requirement that everyone has to do the training and presented a handout to the Board members and it has to be done sometime in the next six (6) months. Watch the web site and sign the form and return it to our office.

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Closed Session Resolution:

None

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 7:50 p.m.

Digital audio file of this meeting is available upon request.

Respectfully submitted,



Susan J. Snook
Recording Secretary

Minutes approved: 6/18/18