

PLAINSBORO TOWNSHIP PLANNING BOARD
FEBRUARY 16, 2016
MINUTES

MEETING HELD:

February 16, 2016 in the Court Room of the Municipal Complex.

PLANNING BOARD MEMBER ATTENDANCE:

Arthur Lehrhaupt, Ed Yates, Lavinia Kumar, Peter Cantu, Greta Kiernan, Richard Keevey, Sanjeev Agarwal (Alt. #1), Prakash Sachdev, and Gary Wolinetz were present.

Joseph Greer was absent.

TOWNSHIP/CONSULTANT ATTENDANCE:

Ron Yake, Township Planner/Zoning Officer; Deborah Dudek, Board Secretary; Lou Ploskonka, CME Associates; and Cory K. Kestner, Esq., Mason, Griffin & Pierson, Board Attorney.

MEMBERS OF THE PUBLIC:

There were no members of the public in the audience. There were 4 applicant representatives present.

MEETING CALLED TO ORDER:

The Planning Board Attorney issued the Oath of Office to Planning Board members Gary Wolinetz and Prakash Sachdev.

Arthur Lehrhaupt called the meeting to order at 7:38 p.m. and read the certification of meeting notices.

It was MOVED by KEEVEY and seconded by KIERNAN to approve the January 11, 2016 Planning Board Minutes.

ROLL CALL:

Keevey - yes	Cantu - yes	Agarwal (Alt #1) - yes
Kiernan - yes	Sachdev - abstain	Wolinetz - yes
Yates - yes	Lehrhaupt - yes	
Greer - absent	Kumar - yes	

P15-09 - IVC PFV, LLC – Route One Pylon Sign, Minor Site Plan, Block 104, Lot 1.01 & 4

Ron Yake introduced the application noting this application is for a Minor Site Plan approval to modify the existing pylon sign on Route One that serves the Princeton Forrestal Village. Mr. Yake noted there are no variances that are required or being requested.

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The applicant was represented by Richard Goldman of Drinkler, Biddle & Reath. Mr. Goldman stated that notice of this application was not required under the Municipal Land Use Law. Mr. Goldman presented a brief background on the application. He noted the original request for a temporary sign was presented and approved by the Board on August 18, 2008 which was for a period of 18 months. Then in February of 2010 the Board approved another 18 month extension of the temporary sign, followed by another 18 month extension in October of 2011, and lastly by a 24 month extension in September of 2013, which was approved to expire on September 15, 2015. Each time the applicant sought an extension they explained the need to be the prevailing difficult economic conditions and their continued desire to find a sustainable mix of uses to identify the center. The Board's latest approved extension in August 2013 was conditioned upon the requirement that during the year immediately following the Board's decision, the applicant was to develop and submit to the Township staff a sign concept for a permanent sign that would lead to the submission of a minor site plan application for consideration by the DRC and the Planning Board. This application this evening is the applicant's response to that requirement.

The following witnesses were sworn in by Board Attorney, Cory Kestner:

- John Napoli
- Robert Schenkel
- Robert Turano – Desio Associates, Design Firm

Mr. Turano presented a brief overview of the project. The following exhibit was marked in to the record:

- Exhibit A-1 – 11x17 Color Copy of Cabinet Schematic and Notes from applicant's plan set which includes the scope of work and related notes

Mr. Turano noted that over the last year, the applicant has worked with the Plainsboro staff to help design a new signage package to replace the interim signs on the Route One sign structure. The proposed signage utilizes the existing structure but improves visibility, which is essential to the economic viability of the Village. Most of the businesses in the Village are completely hidden from the traveling public along Route One. This makes identification signage even more critical to the success of the Village business. In order to be effective, the signs need to be visible and easily readable, given the speed of the vehicles traveling on the northbound and southbound sides of Route One.

Mr. Turano noted the existing freestanding pylon sign tower will be modified to include either eight (8) permanent, multi-tenant sign panels facing the north and

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south sides of Route One to identify selective tenants in the Village with signage large enough to be visible to passing motorists along Route One. The sign will include the existing PFV identification sign at the top, followed by a new sign panel that reads "Dining – Shops – Offices – Residences," followed by the eight multi-tenant sign panels and lastly, an illuminated sunburst panel beneath the proposed sign that reflects the existing sunburst design at the top of the sign structure.

Mr. Turano described the materials used for the directory sign cabinet and noted that during the daylight hours, the cabinets will be visible by ambient daylight. In the evening the cabinets will be lit utilizing timer-set LED lighting inside each cabinet. The LED lighting will provide optimum visibility and minimum over-glare for passing driver safety and esthetic balance.

Ron Yake, Township Planning and Zoning Officer, reviewed the Planning Board Project review memorandum dated February 4, 2016. The property is located in the PMUD zone. Mr. Yake noted that pursuant to the PMUD Zone regulations, Sections 101-141G and O, which exempts all development in the zone from the Township's general sign regulations, all signage shall be designed in terms of size, location, form, color, texture, lighting, and materials so as not to detract from the design of a proposed building or structure and surrounding properties. The DRC and Staff feel the proposed modifications to the existing PFV pylon sign comply with this sign design standard in the PMUD zone. Mr. Yake noted the Princeton Forrestal Center design review committee met and worked with the applicant on the proposed sign, and has approved the current proposal. No variances are required. The applicant has requested waivers from the site plan check list submission requirements and staff supports this request and recommend they be granted.

Mr. Yake noted that under the Site Plan Issues section (B) item #6, the applicant has agreed to work with Township staff in determining the appropriate lighting level of the sign prior to the installation of the lights in the sign cabinets. Final lighting details and level of illumination shall be to the satisfaction of the Township Planning and Zoning Department. Mr. Yake noted that in regard to item number 7, Planning staff had recommended to the DRC that only PFV tenants that do not have business signs visible from Route One be allowed to have a tenant sign panel on the proposed sign structure. Mr. Yake noted the purpose for the recommendation is to ensure maximum opportunity for tenants without a Route One facing sign to have a sign visible along Route One. Mr. Yake noted that some of the DRC members were of the opinion that the landlord should make the call as to which tenants are on the sign. Presently, the only business affected by such a restriction would be Salt Creek Grille. The applicant agrees with the position that they be allowed to make this call. Mr. Yake asked the applicant to present their thoughts on this matter to the Board.

The applicant's attorney, Richard Goldman, noted there are no issues with the Planning Board Project Review Memorandum except for item number 7 which we

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will discuss. Mr. Goldman noted the landlord wishes to be responsible for what businesses are located on the sign. There was some discussion amongst Board members and it was unanimously approved by the Board that the landlord should be responsible for the tenants located on the sign and there will be an addition made to the resolution to reflect this.

BOARD COMMENTS:

Ed Yates, Board member, commented that he wants to make sure the applicant knows they shall have eighteen (18) months from the date of this approval to undertake construction of the modifications to the Route One pylon sign tower proposed this evening. The applicant stated yes they are aware of this.

There being no further comments from the Board and no members of the public present it was MOVED by KEEVEY and seconded by KIERNAN to close the public hearing.

Board Attorney, Corey Kestner, reviewed the draft resolution noting the addition to paragraph (c) that the landlord shall determine which tenants are displayed on the individual tenant sign panels.

It was MOVED by YATES and seconded by CANTU to approve the draft resolution as amended.

ROLL CALL:

Keevey - yes
Kiernan - yes
Yates - yes
Greer - absent

Cantu - yes
Sachdev - yes
Lehrhaupt - yes
Kumar - yes

Agarwal (Alt #1) - yes
Wolinetz - yes

There being no further business, the meeting was adjourned at 8:09 p.m.

Respectfully submitted,



Deborah A. Dudek
Board Secretary

Unless signed above, these minutes have not been approved.