

PLAINSBORO TOWNSHIP PLANNING BOARD

APRIL 18, 2016

MINUTES

MEETING HELD:

April 18, 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, Prakash Sachdev, Joseph Greer and Jetal Doshi (Alt. #2) were present.

Sanjeev Agarwal (Alt. #1), and Gary Wolinetz were absent.

TOWNSHIP/CONSULTANT ATTENDANCE:

Les Varga, Director of Planning and Zoning; Ron Yake, Township Planner/Zoning Officer; Deborah Dudek, Board Secretary; Lou Ploskonka, CME Associates; Michael Mueller, Planning Consultant, and Trishka Cecil, Board Attorney.

MEMBERS OF THE PUBLIC:

There were 9 members of the public in the audience which included the applicant and their representatives.

MEETING CALLED TO ORDER:

The Planning Board Attorney issued the Oath of Office to Planning Board members Joseph Greer and Jetal Doshi.

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 YATES to approve the February 16, 2016 Planning Board Minutes.

ROLL CALL:

Keevey - yes	Cantu - yes	Agarwal (Alt #1) - absent
Kiernan - yes	Sachdev - yes	Wolinetz - absent
Yates - yes	Lehrhaupt - yes	Doshi (Alt#2) - abstain
Greer - abstain	Kumar - yes	

P15-12 – Beacon 3 – Building 2, Final Major Subdivision and Site Plan Approval, Block 701, Lot 33.01

Trishka Cecil, Board Attorney, noted for the record that notice of this application was not required under the Municipal Land Use Law.

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The applicant was represented by Meryl A. G. Gonchar, Esq. of the law firm of Greenbaum Rowe Smith & Davis, LLP. Ms. Gonchar noted that the application this evening is for Final Site Plan and Final Major Subdivision Approval to permit the subdivision of lot 33.01 in Block 701 located in the Forrestal Campus A-Site. Ms. Gonchar noted the property is located in the PMUD Zone District and the lot comprises 29.072 acres; such that the applicant will acquire a 4.253 acre building lot, proposed Lot 33.02, upon which the applicant proposes to construct a 40,380 square foot medical/professional office building. The remainder lot, proposed lot 33.03, with an area of 24.819 acres, will be retained by the Trustees of Princeton University, the current owner of lot 33.01. The building lot will be accessed via a driveway/access easement extending westerly of the current terminus of the east-west leg of Forrestal Road South, until that road is extended, and via a driveway from the north-south leg of Forrestal Road South.

Ms. Gonchar noted the application is conforming, no variances were required, however, submission waivers were requested by the applicant and that Township staff has supported this request.

The applicant's witnesses were sworn in by Board Attorney, Trishka Cecil, as follows:

- Greg Oman, PE (Menlo Engineering Associates, Inc.)
- James Gentile (North Star Construction Management, Inc.)

Trishka Cecil, Board Attorney, also swore in the Board Consultants as follows:

- Lester Varga, AICP/PP, Director of Planning and Zoning
- Ronald Yake, AICP/PP, Township Planner and Zoning Officer
- Michael Mueller, AICP/PP, Board Planning Consultant
- Lou Ploskonka, PE, CME Associates, Board Engineer

Mr. Oman stated he is a licensed professional engineer in the State of New Jersey and has been a principal with Menlo Engineering for approximately 18 years. He was accepted by the Board as an expert witness in the field of engineering.

Mr. Oman introduced the following exhibits into the record:

- Exhibit A-1: Overall Site Plan Exhibit prepared by Menlo Engineering, consisting of aerial photograph of subject property with rendering of proposed development and adjacent approved medical office building
- Exhibit A-2: Proposed Site Plan Exhibit prepared by Menlo Engineering, consisting of close-up aerial photograph of subject property and rendering of proposed development

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- Exhibit A-3: Sign Exhibit prepared by Menlo Engineering, consisting of color photographs of signs on adjacent property

Mr. Oman described the property to be developed. He stated the current site conditions include open meadow, grassland, and wooded areas. The property drains from a southeast/northwest corner. Proposed site improvements include vehicular access provided by way of a driveway/access easement extending westerly from the current terminus of the east-west leg of Forrestal Road South and a proposed driveway connection to the existing Forrestal Road South. Circulation is permitted along all four sides of the building. Mr. Oman stated that fire trucks and other large vehicles can maneuver easily around the site.

Mr. Oman noted that the site parking required is 2.50 per 1000 (101 parking stalls). However, the applicant is proposing 200 parking stalls for this application. Mr. Oman noted the applicant is proposing a building canopy and associated drop-off area at the main building entrance (west façade) and a second building canopy on the north façade, landscaping, lighting, signage, bike racks, curbing and sidewalks, a solid waste storage area, and utilities. A proposed reforestation area is located within the western and northern portions of the lot. At the northern end of the property is a masonry dumpster enclosure which will handle all the garbage and recyclables for the site. This enclosure will match all the colors of the building.

Mr. Oman noted that Basin G-2 handles all the regional stormwater for the area. All the applicant will be doing for this application is typical storm water underground collection system.

Mr. Oman noted in terms of utilities all utilities currently exist on site with the exception of water which is being extended to the site to provide domestic and fire protection for the building.

Mr. Oman noted at the northeast corner of the building the applicant is proposing an emergency generator which will be the exact specifications for the generator on the existing lot. Mr. Oman noted the plan will be updated to provide the sound specifications for the generator.

Mr. Oman noted the applicant is proposing three monument signs. The first monument sign proposed is located at the southeast corner and is a 44 square foot, 6 foot tall monument sign that identifies the building location, the second sign is a 19 square foot, 4 foot tall sign located at the southwest corner of the building and the third is a 21 square foot, 4 foot tall sign. There is also two directory signs proposed for the doctors, one is a two sided sign located directly to the west of the main drop off area from the building and the second directory

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sign is located adjacent to the second door along the northern façade of the building.

James Gentile, applicant's witness, stated he is president and founder of North Star Construction Management, Inc. Mr. Gentile has been president of North Star for 30 years and has been in the construction business for over 40 years. Mr. Gentile was accepted by the Board as an expert witness.

Mr. Gentile noted he has worked with the applicant and architect on the project to design the building. Mr. Gentile described the design of the building and showed how the proposed building materials and architecture resemble that of the other buildings on the campus, as depicted on the following exhibits he introduced into the record:

- Exhibit A-4: Color photograph of Forrestal Professional Center (Forrestal Road South)
- Exhibit A-5: Color photograph of Sayre Hall (300 Forrestal Road)
- Exhibit A-6: Color photograph of RECAP building (400 Forrestal Road)

Mr. Gentile noted that the proposed two-story building will be oriented internally, towards the site parking, with a covered entrance for visitors' convenience, allowing comfortable patient and client drop-off and pick-up. Mr. Gentile noted that all mechanical equipment on the roof will be shielded from view.

Mr. Gentile noted that the applicant anticipates one or two UPS trucks and one or two Federal Express delivery trucks per day. Laboratory vans might also be on site at various times.

Michael Mueller, Planning Consultant, reviewed the Plainsboro Township Planning Board Review Memo dated April 6, 2016. Mr. Mueller noted the site is located in the PMUD Zone District and the site is designated OR/ER Office/Research and Education/Research in the Princeton Forrestal General Development Plan and the Princeton Forrestal Campus Comprehensive Plan. Mr. Mueller noted the application is fully conforming.

Mr. Mueller noted the applicant has applied for submission checklist waivers and the DRC and Township Staff feel all requests are reasonable and shall be granted.

Mr. Mueller noted the address of the site shall be 8 Forrestal Road South.

Mr. Mueller noted that during preliminary approval the DRC/Township staff indicated it is important that a Tiger Transit stop remain a possibility for the campus. Accordingly the DRC/Township staff recommended that this condition

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be deferred to the next development application made in the Forrestal Campus A-site.

Mr. Mueller noted that expansion of the screen wall to accommodate any additional roof top features beyond the two proposed RTU locations, shall require Township staff review and approval, however Mr. Mueller pointed out this is not anticipated.

Lou Ploskonka, Township Engineer, noted for the record that the majority of the engineering comments associated with the application have been addressed through the Preliminary Approval and the DRC process. Mr. Ploskonka noted a couple of items regarding the potential for special soil conditioning techniques which was done successfully with the first Beacon project. Also, the information regarding the sound requirements for the generator has been submitted and the applicant has admitted that the sound emissions for the generator are exactly identical to that which was approved for the first Beacon project.

BOARD COMMENTS:

Joseph Greer, Board member, asked the applicant if there will be lights associated with the signs. The applicant stated yes, all external flood lights, nothing internal.

There being no further questions from the Board or members of the public it was MOVED by KEEVEY and seconded by GREER to close the public hearing.

ROLL CALL:

Keevey - yes	Cantu - yes	Agarwal (Alt #1) - absent
Kiernan - yes	Sachdev - yes	Wolinetz - absent
Yates - yes	Lehrhaupt - yes	Doshi (Alt#2) - yes
Greer - yes	Kumar - yes	

Trishka Cecil, Board Attorney, reviewed the draft resolution. Ms. Cecil noted there are some wording changes that will be made. It was MOVED by CANTU and seconded by YATES to approve the application and draft resolution as amended.

ROLL CALL:

Keevey - yes	Cantu - yes	Agarwal (Alt #1) - absent
Kiernan - yes	Sachdev - yes	Wolinetz - absent
Yates - yes	Lehrhaupt - yes	Doshi (Alt#2) - yes
Greer - yes	Kumar - yes	

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At 8:27 p.m. Board member, Joseph Greer, made a motion to enter into executive session for the purpose of an update on Affordable Housing Element and Fair Share Plan.

ROLL CALL:

Keevey - yes

Kiernan - yes

Yates - yes

Greer – yes

Cantu - yes

Sachdev - yes

Lehrhaupt - yes

Kumar - yes

Agarwal (Alt #1) - absent

Wolinetz - absent

Doshi (Alt#2) - yes

The Planning Board returned to open session at 8:49 p.m.

Arthur Lehrhaupt, Board Chairman, noted that the next application is to consider the resolution Endorsing Draft Housing Element and Fair Share Plan.

Trishka Cecil, Board Attorney, reviewed the draft resolution. It was MOVED by GREER and seconded by KEEVEY to approve the draft resolution Endorsing the Proposed Draft Housing Element and Fair Share Plan.

ROLL CALL:

Keevey - yes

Kiernan - yes

Yates - yes

Greer – yes

Cantu - yes

Sachdev - yes

Lehrhaupt - yes

Kumar - yes

Agarwal (Alt #1) - absent

Wolinetz - absent

Doshi (Alt#2) - yes

There being no further business, the meeting was adjourned at 8:54 p.m.

Respectfully submitted,



Deborah A. Dudek
Board Secretary

Unless signed above, these minutes have not been approved.