

PLAINSBORO TOWNSHIP PLANNING BOARD

JULY 18, 2016

MINUTES

MEETING HELD:

July 18, 2016 in the Court Room of the Municipal Complex.

PLANNING BOARD MEMBER ATTENDANCE:

Arthur Lehrhaupt, Ed Yates, Peter Cantu, Greta Kiernan, Richard Keevey, Joseph Greer, Jetal Doshi (Alt. #2) and Sanjeev Agarwal (Alt. #1) were present.

Lavinia Kumar, Prakash Sachdev 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; Trishka Cecil, Planning Board Attorney

MEMBERS OF THE PUBLIC:

There were 15 members of the public in the audience which included the applicants and their representatives.

MEETING CALLED TO ORDER:

Arthur Lehrhaupt called the meeting to order at 7:34 p.m. and read the certification of meeting notices.

It was MOVED by KEEVEY and seconded by YATES to approve the May 16, 2016 Planning Board Minutes.

ROLL CALL:

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

Les Varga, Director of Planning and Zoning, presented a brief overview of the agenda for the Board. Mr. Varga noted the Board received a revised agenda because the first application was taken off the agenda. Due to the passage of the recent Permit Extension Act that application is no longer necessary and the time extension is not necessary. There is one item on the agenda requiring action by the Board which is item #3. The other two items are concept reviews which are accompanied by a non-binding resolution which includes the items contained in the Planning Board Project Review Memo.

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Board Chairman, Arthur Lehrhaupt, added that concept reviews are non-binding on either the Board or the applicant, but is intended to serve as a guide to the applicant of the Board's and Board professionals' initial reaction to the proposal as presented.

P16-06 – Riverview Adult Retirement Community, ARC Residential Concept Review, Block 1703, Lot 3.01

The applicant was represented by Richard S. Goldman, Esq., of Drinker, Biddle & Reath. Mr. Goldman noted that in March of 2013 the Township Committee adopted the Amended Redevelopment Plan for the Princeton Healthcare System at the Plainsboro site. The Plan designates the former General Office Research Complex parcel for an Adult Retirement Community.

The applicant's witnesses are as follows (not required to be sworn in for a concept review):

- Peter Monaghan, Principal with the Endeavor Property Group
- Robert Hillier, Architect with Studiohillier

Peter Monaghan briefly introduced the concept plan and referred the presentation to Robert Hillier, the project's Architect.

Robert Hillier presented a brief overview of the concept review, and marked the slide show as follows:

- Exhibit A-1: Slide show and animated virtual fly-over/tour of proposed development

Mr. Hillier noted the site is approximately 38 acres and there are a lot of constraints on the property due to wetlands, flood buffers, etc. so we developed the site on the high grounds. Mr. Hillier noted the project as proposed will have 296 apartments which wrap around a parking garage and 38 townhouses and villas. Mr. Hillier noted there will be dining facilities, health and fitness facilities and outside recreation facilities, gardens and open space. He noted there will be libraries, club rooms and other common areas for residents. Mr. Hillier described the building materials; he noted the building has a Scandinavian appeal. In terms of emergency services there is a main drive and a secondary drive which services the loading docks. The building will be completely sprinklered.

Mr. Goldman added that the building is an age restricted building for adults 55 years of age or older. He noted that the average age will probably be 70 because of the design and the services provided. Mr. Goldman noted that the project will provide 43 units of affordable housing scattered throughout the complex.

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BOARD COMMENTS:

Richard Keevey, Board member, asked what type of traffic analysis was considered with the new development. Mr. Goldman noted that typically age restricted developments are rarely peak hour generators.

Charles Holt, from TRC Engineers, served as the traffic consultant for the Redevelopment Plan, the Amended Redevelopment Plan and the Hospital site plan. Mr. Holt noted that the Redevelopment Plan and the Amended Redevelopment Plan considered this development in the traffic analysis that was done. As well as the improvements that have been implemented. It was determined that this development is not a peak generator. When the traffic analysis was performed it was projected for growth in the future.

Mr. Goldman noted that the traffic analysis will be looked at further, but feel comfortable with our original analysis.

Peter Cantu, Board member, noted that the package did not outline the detail of the apartments. Mr. Hillier noted that there are 130 two bedroom apartments at 1170 square feet; 110 one bedroom apartments at 850 square feet; and 40 junior apartments at 577 square feet. Mr. Hillier noted that during the site plan it will be further detailed.

Richard Keevey, Board member, asked what is the low income price versus the standard price of the rental units. Mr. Hillier stated that the low income will be approximately 30% less than the original rental cost.

Ed Yates, Board member, asked what is the height between the floors. Mr. Hillier noted approximately 10 feet.

There being no further questions from the Board and no members of the public wishing to comment Trishka Cecil, Board Attorney, reviewed the draft resolution.

Trishka Cecil stated that the resolution identified what the Board looked at and the Planning Board Review Memo which is incorporated in the resolution.

Mr. Goldman noted the applicant reviewed the Planning Board Review Memo and they have no issues with it.

It was MOVED by KEEVEY and seconded by YATES to approve the draft resolution.

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ROLL CALL:

Kiernan - yes

Yates - yes

Keevey - yes

Greer - yes

Sachdev - absent

Lehrhaupt - yes

Cantu - yes

Kumar - absent

Wolinetz - absent

Doshi (Alt#2) - yes

Agarwal (Alt #1) - yes

P16-08 – Trustees of Princeton University, GDP Variation for Life Time Fitness Inc., Block 701, Lot 33.01

Richard Goldman, Drinker, Biddle & Reath, represented the applicant, The Trustees of Princeton University. Mr. Goldman noted the applicant is requesting a provision in the New Jersey municipal land use law (40:55D-45.5a) and the Township Code (85-70.7) which allows the developer of the area of land under a General Development Plan (GDP) approval to request the Planning Board to grant a “variation” in the location of land uses within the area covered by the GDP. In this instance, the Trustees of Princeton University (Princeton), as developer of the planned development covered by the GDP (Princeton Forrestal Center), may request such a variation to allow the WC/Wellness Center designation of the Campus Road property to be relocated to another site.

Mr. Goldman noted the applicant is requesting a variation from the GDP to change the location of the permitted WC-Wellness Center use from the 9.6 acre property at Block 701, Lot 22 (901 Campus Road) to a 12.85 acre parcel proposed by Lifetime Fitness; which parcel will occupy a portion of the current property at Block 701, Lot 33.01 (700 Campus Road). Mr. Goldman noted the applicant proposes to change the land use designation of the property at Block 701, Lot 22 from ER/WC Education/Research and Wellness Center to OR/ER Office/Research and Education/Research and the land use designation of the future Lifetime parcel from OR/ER to OR/ER/WC.

Mr. Goldman noted from a zoning perspective, the PMUD Zone for this GDP (Princeton Forrestal Center) lists “recreational and cultural facilities” as a permitted use in this zone.

Trishka Cecil, Board Attorney, swore in Curt Emmich from Princeton Forrestal Center.

The following exhibits were sworn into the record:

- Exhibit A-1: Princeton Forrestal Center Development Plan (Existing)
July 2006
- Exhibit A-2: Princeton Forrestal Center Development Plan (Proposed)
June 2016

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Mr. Emmich noted the University is under contract to sell a 12.845 acre portion of Block 701, Lot 33.01 to Life Time Fitness, which proposes to develop the parcel with a comprehensive sports, health and wellness facility. Mr. Emmich noted the applicant is interested in the parcel due to its visibility from Scudders Mill Road and U.S. Route 1.

Mr. Emmich noted this variation will allow the Wellness Center use.

Ron Yake, Township Planner/Zoning Officer noted that as part of the applicant's application they were asked to provide several documents. Mr. Yake noted the applicant did provide these documents as outlined in Exhibit A in association with this application, intended to demonstrate that the Princeton Forrestal Center is in compliance with various land use standards found in the PMUD Zone regulation (e.g. residential/non-residential ration, residential density and common open space). Staff has reviewed such information and has determined that there is compliance with the applicable PMUD regulations.

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

ROLL CALL:

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

Trishka Cecil, Board Attorney, reviewed the revised draft resolution distributed to the Board this evening. Ms. Cecil noted that this proposed variation will not introduce any new uses into the GDP, will not alter the GDP's allocation of residential and non-residential uses, or its floor area ratio allocation or open space allocations. It also will have no effect on the applicable GDP traffic agreements, and will have no adverse traffic or circulation impacts on the area. It will merely shift the location of the already permitted sport, wellness and fitness use from Block 701, Lot 22 to Block 701, Future Lot 33.03.

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

ROLL CALL:

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

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P16-07 – Life Time Fitness Inc., Concept Review, Block 701, Lot 33.01

The applicant, LTF Real Estate Company, Inc., was represented by Katharine Coffey, Esq., of Day Pitney, LLP. Ms. Coffey noted this is a concept review for a Life Time Fitness Facility on Block 701, Lot 33.01 and soon to be renumbered Block 701, Lot 33.03 situated on Campus Road and Forrestal Road South. Ms. Coffey noted Life Time Fitness is proposing a two story approximately 120,000 square foot sports health and wellness facility. Ms. Coffey introduced Scott Ferguson who is the Development Manager of Life Time Fitness.

The following witnesses were also introduced but not required to be sworn in during a Concept Review:

- Geoff Dean, PE (Civil Engineer)
- Marc Lindvig, AIA (senior Architect, Life Time fitness)
- Corey Chase, PE (Traffic Engineer)

Mr. Ferguson noted that Life Time Fitness was founded in 1992 and they have over 122 clubs in the U.S. and Canada. The Plainsboro facility as proposed will be their 5th in New Jersey with Bridgewater being their 6th in New Jersey. We chose the Plainsboro market for its high achieving school district and highly educated population. Mr. Ferguson noted the club will have a month to month membership which will be easily cancelled if the member chooses. Mr. Ferguson noted the facility is designed to provide physical fitness, sports, wellness, and recreational programs and activities, including, but not limited to the use of weight-lifting equipment; running and aerobic exercise equipment; game courts; indoor and outdoor swimming pools; waterslides; chiropractic, physical therapy, medical, medical aesthetic and massage services; blood draws; wellness and metabolic assessments; day camps; and fitness, yoga and pilates classes and programs.

Mr. Ferguson noted the accessory facilities and activities proposed in association with the facility include indoor and outdoor play areas for children; indoor and outdoor (poolside only) sale of food and beverages; retail sale of health and fitness related items; hair and nail salons; child activity center (childcare for parents while in the facility); nutritional centers; saunas, steam rooms, whirlpool baths, spas, showers and lockers.

Mr. Ferguson showed a power point presentation which was marked informally as follows:

- Exhibit A-1: Power Point presentation (overview of facility and amenities, floor plans, elevations, concept site plan, etc.)

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Marc Lindvig, Architect for Life Time Fitness described the architectural details of the facilities. He noted the materials proposed are of a natural limestone base which fits in well with the Forrestal Campus development. He noted the building is approximately 54 feet tall.

Mr. Lindvig noted in terms of signage the applicant has proposed two building mounted signs which read "Life Time Athletic", one is located on the main or north building elevation over the main building entrance and the other is located on the south or Scudders Mill Road building elevation. The proposed signs will utilize reverse channel letters lighted using an LED lighting system. Mr. Lindvig noted that other than the two main building mounted signs, the applicant has proposed two secondary building mounted signs which read "Life Spa" and Life Café" that are located over a proposed building entrance canopy. Both signs are of similar size 21 and 23 sq. ft. and utilize reverse channel letters that are illuminated using an LED lighting system.

Mr. Lindvig noted the applicant is also proposing three monument signs one at the driveway entrance to the property and two near the front door entrance of the facility. The proposed monument signs will also utilize reverse channel letters lighted using an LED lighting system.

Mr. Lindvig noted there will also be 12 barrier-free parking signs.

Mr. Lindvig noted the applicant is proposing several "Green" initiatives at the facility such as good clean food, reduce use of toxins in laundry and cleaning products, reduce energy usage; do more green building and landscaping, do business with green companies, reduce water usage, recycle, etc.

Geoff Dean, project engineer, informally introduced the following exhibit into the record:

- Exhibit A-2: Aerial photograph of subject property and environs dated February 23, 2016

Mr. Dean noted that access to the facility will be via the extension to the existing Forrestal Road. He noted the applicant is proposing 599 parking spaces. Mr. Dean noted the applicant is proposing a limited number of deliveries to the site. The applicant anticipates one semi-trailer deliver to the rear of the facility per week. This delivery will include items such as towels, toiletries, and other supplies for the facility. The applicant also anticipates approximately three to four delivers per week through the front of the facility such as UPS/FedEx, food items, etc.

The facility will be served by public water and sewer extensions which will be brought to the property. Stormwater will be handled via an existing basin which will provide the stormwater reduction and water quality needs for the proposed development.

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The trash and recycling is located in the rear of the building.

Mr. Dean noted that modern LED lighting throughout the site is proposed. In terms of landscaping the applicant will be providing over 350 trees as part of this application and a number of trees along Scudders Mill Road.

Corey Chase, PE, applicant's traffic engineer, noted they have performed a traffic impact analysis. Level of service analysis indicated the traffic impact was operating at acceptable levels. Traffic impact with this development was minimal. With their other wellness facilities in New Jersey they have found that the maximum average peak parking demand was 4.66 vehicles per 1,000 square feet and with the proposed Plainsboro facility we are proposing just a little over 5 per 1,000 square feet for a total of 599 parking spaces.

BOARD COMMENTS:

Richard Keevey, Board member, asked the applicant the approximate number of members they feel they will have at the Plainsboro facility. The applicant stated they are projecting approximately 5,500 to 6,500 members. Mr. Keevey asked what the age distribution of members is. The applicant noted the average age will be approximately mid 30's.

Mr. Keevey asked what the cost of the membership is. The applicant stated there are different levels of clubs, but never gave an approximate cost.

Joseph Greer, Board member, stated he is concerned with the other fitness facilities in the area and would not want to hurt their businesses. The applicant stated that typically we are catering to a resort like experience and membership dues levels will be different compared to the other facilities.

Sanjeev Agarwal, Board member, asked how many members show up on a daily basis. The applicant stated in the morning hours approximately 110 people and on a Saturday about 200 an hour.

Richard Keevey, Board member, asked if any of the other Life Time Fitness Gyms have closed. The applicant stated no the business has been strong.

Jatel Doshi, Board member, asked if there are any solar panels installed in the facility. The applicant stated they are currently in the process of during a pilot project for solar at another facility and they are hoping to implement solar panels in that pilot program in the fall. If the pilot program succeeds the applicant is hoping to install solar panels in future clubs.

There being no further comments from the members of the Board or the public.

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Trishka Cecil, Board Attorney, reviewed the draft resolution which is non-binding on the applicant or the Board.

It was MOVED by KEEVEY and seconded by KIERNAN to approve the draft resolution.

ROLL CALL:

Kiernan - yes

Yates - yes

Keevey - yes

Greer - yes

Sachdev - absent

Lehrhaupt - yes

Cantu - yes

Kumar - absent

Wolinetz - absent

Doshi (Alt#2) - yes

Agarwal (Alt #1) - yes

There being no further business, the meeting was adjourned at 9:11 p.m.

Respectfully submitted,



Deborah A. Dudek

Board Secretary

Unless signed above, these minutes have not been approved.