

PLAINSBORO TOWNSHIP PLANNING BOARD
AUGUST 19, 2019
MINUTES

MEETING HELD:

August 19, 2019 in the Court Room of the Municipal Complex.

PLANNING BOARD MEMBER ATTENDANCE:

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

Lavinia Kumar was absent.

TOWNSHIP/CONSULTANT ATTENDANCE:

Les Varga, Director of Planning and Zoning; Ron Yake, Township Planner/Zoning Officer; Josi Easter, Acting Board Secretary; Lou Ploskonka, Planning Board Engineer, CME Associates; Trishka Cecil, Planning Board Attorney

MEMBERS OF THE PUBLIC:

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

MEETING CALLED TO ORDER:

Arthur Lehrhaupt called the meeting to order at 7:30 p.m. and read the certification of meeting notices.

It was MOVED by KEEVEY and seconded by GREER to approve the April 15, 2019 Planning Board Minutes.

ROLL CALL:

Cantu - yes	L. Kumar - absent	Agarwal (Alt #1) - yes
Greer - yes	P. Kumar - yes	Doshi (Alt#2) - yes
Keevey - yes	Lehrhaupt - yes	
Kiernan - yes	Yates - yes	

P19-11 – CP VI Hunters Glen LLC. Clubhouse, Preliminary and Final Site Plan with Submission Waivers, Block 2301, Lot 10

Trishka Cecil stated that all notice requirements have been met and the board can take jurisdiction.

Wendy Berger Esq. of Cole Schotz, P.C., representing the applicant, CP VI Glen LLC., stated that the applicant is asking for a Preliminary and Final Site Plan

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approval to build a clubhouse in the Hunters Glen Complex. Hunters Glen is an 896 unit residential complex, composed of one and two bedroom units. The complex doesn't have a clubhouse but has swimming pools and other recreational functions for the residents. There are 1,782 existing parking spaces which is more than is required by Township Ordinance of 1,112. With the addition of the clubhouse, elimination and moving of spaces, 1,759 parking spaces will remain.

Ms. Berger introduced the applicant's witnesses and they were sworn in by Trishka Cecil, Planning Board Attorney as follows:

- Ralph A. Petrella, NJPE Van Note Harvey Associates
- Stuart Johnson, Architect with Minno Wasko Architects & Planners
- Dave Lustberg, Landscape Architect with Arterial LLC.
- Louis Luglio, Traffic Engineer, Sam Swartz Consulting

The applicant's engineer, Ralph Patrella gave a brief background of his qualifications and experience and was accepted without exception by Arthur Lehrhaupt.

Ms. Berger asked Mr. Patrella if he was familiar with the location of the site. He stated that he was and that currently on the site where the proposed clubhouse will be located is a 26 space parking lot that is not being used. The site is the best location since it does not interfere with other recreation facilities.

Mr. Patrella marked, sheet CTE 4 dated May 10, 2019 last revised July 25, 2019 (a color rendering of the site plan) as Exhibit A1. The plan shows the location of the proposed clubhouse building, patio extension, added sidewalks and added crosswalk. The plan also shows the parking spaces that will be removed to allow for the pedestrian access and three new added parking spaces, two of which are ADA accessible and signed for the clubhouse, for a total of six parking spaces. It also includes the two added bike racks, one by the front entrance and one near the patio.

Mr. Patrella stated that the total site disturbance is roughly 0.7 acres. With an increase of approximately 0.11 acres of impervious coverage. Although an increase, the amount of vehicular pavement that is being removed is a total reduction of coverage of .016 acre. Therefore, they don't meet the criteria for stormwater management of one acre of disturbance or an increase of disturbance by 0.25.

Ms. Berger asked Mr. Patrella if there are any signs depicting the crosswalk? Mr. Patrella answered that they will be providing pedestrian crossing signs in both directions for advance signage and by the crosswalk, as well as a monument sign by the access point to the building.

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Mr. Patrella stated that he concurs with Ms. Bergers parking numbers, and as far as the waste collection, it will continue to function as it currently does in the leasing units. They will collect the waste in the building each morning by the maintenance personal and take it to the nearest dumpster. The leasing center currently exists in another building and takes up three apartments that will be converted back to apartments once the leasing office moves to the new building. The leasing office has nine employees that will be moved to the new building with the same hours of operation that currently exist.

Ms. Berger introduced Stuart Johnson, the applicant's architect, and he gave a brief background of his qualifications and experience and was accepted without exception by Arthur Lehrhaupt.

Ms. Berger asked Mr. Johnson to explain why this was the appropriate location for the clubhouse. Mr. Johnson marked Sheet A0 of the architectural documents as Exhibit A2, which shows an aerial of the existing conditions of the site plan. He stated that the area denoted by red dash line is the area of disturbance and footprint for the purposed new two story clubhouse. He noted that this is an ideal site that is central to the existing residential community. The purposed clubhouse is approximately 12,000 sq. ft. and will house the existing leasing and managing office. Images taken this past winter of the site, show that the site is adjacent to a Township Park, a berm and a natural tree line that will be a backdrop for the clubhouse and will also provide a buffer.

Mr. Johnson marked Sheet A6 of the architectural documents as Exhibit A3, which is an illustrative perspective rendering of the purposed new two story clubhouse. The clubhouse will house a state of the art fitness area that will have cardio weights and yoga area as well as co-working space, such as business lounge with Wi-Fi for the residents of the community. It includes a community clubroom and a small area that can be rented for private events. Accessed off the main amenities space on the ground floor is an outdoor terrace and a small terrace area on the second floor will provide passive outdoor recreation spaces.

Mr. Johnson stated that the project as purposed, consists of quality building materials that can be found within the fabric of the community. The exterior building materials consist of manufactured cast stone veneer being used as a water table around the building and in certain areas going up one story. A stucco system will be used on the main portion of the building and composite wood paneling and siding material will be used for architectural interest in contrast to the stucco. A ribbed composite metal panel will be used for a contemporary accent, playing off the more traditional materials and pallet. There will be a combination of a pitched and flat roof. The main area on the second floor will have a partially vaulted ceiling which will offer lots of light and air to the space. In the front of the building is the main entry and vestibule to the clubhouse. The management and leasing offices are directly adjacent. Mr. Johnson marked Sheet A1 of the architectural documents as Exhibit A4, which is a colored

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rendered version of the building plan, including the landscape architect's illustrative rendering of the proposed landscaping around the site.

He noted that the footprint of the proposed clubhouse is +/- 8,000 sq. ft. on the first floor. The clubhouse has access and direct visibility of Hunters Glen Drive and will have a drop off and loading area in front. The main vestibule has double height volume to offer lots of light and the leasing center and management office is adjacent. The Business center will have direct visibility of the main entry as well as the front approach to the building. Included are four new private offices as well as work areas with direct access to the terrace at the rear of the site which is an outdoor passive recreation dining terrace and seating area for the residents of the community. Also included is a new state of the art fitness center. It is envisioned that the clubhouse will be open during regular business hours during the week and weekends. The fitness center will have extended hours possibly open 24 hours. There will be a secure key fob gate access for all the residents. There will be a security system, a video surveillance system as well as access for first responders in the event of an emergency. The building as proposed is a two story wood frame with a sprinkler system throughout the building compliant with building code. The height of the building is 33ft 3in which complies with the permitted building height of 35ft., measured from average grade to the midpoint of the roof. The building is elevator served, which provides an accessible route to the second floor giving full access to all the residents. There are two building signs being proposed. One sign is a monument sign which is two sided and LED backlit with the name and branding for the community. The other, is a building mounted sign above the front entry that has the community branding, "Hunters Glen", "Hunters Glen Clubhouse". It will be raised dimensional aluminum letters with an LED halo backlit so it will be visible in the evenings.

Mr. Johnson showed the second floor plan, Drawing # 1 on Sheet A2, of the architectural submission and marked it as Exhibit A5. The plan shows the double height space of the lobby with a grand ceremonial stairs providing access to the mezzanine which also accesses the clubroom and private event and gaming rooms. It shows the elevator as well as the roof below to the fitness area and directly off the clubroom in the mezzanine area, there is access to a small passive outdoor terrace that can be used by the residents of the community

The applicant's Traffic/Transportation Engineer, Louis Luglio gave a brief background of his qualifications and experience and was accepted without exception by Arthur Lehrhaupt

Ms. Berger asked if he conducted a parking availability study on the site and Mr. Luglio responded that he did and the site currently has 1,782 parking spaces. He stated that the Township Code requirement is 1,112 and that RSIS has a requirement of 1,656, but they will be providing 1,759 parking spaces after the clubhouse is built. The site has approximately two parking spaces per unit and

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in January they conducted a parking utilization study to look at how many cars are parked overnight. The study found that 925 parking spaces were utilized for the 896 units, which is approximately one parking space per unit on average. The proposed clubhouse location is where there are the least amount of units in close proximity, and based on the study, he believes there won't be any impact to parking availability. In addition there are locations for bicycle storage and bicycle racks and designated parking spaces for the clubhouse itself.

Ms. Berger asked Mr. Luglia about the pictures that were taken showing the location of the parking lot on different days and times. Mr. Luglia stated that the five images marked as Exhibit A6 indicated that there isn't much use of the area. The parking assessment took aerial images of 2016, 2017 & 2018 showing how scarce the parking utilization is on this specific area of the entire site.

Mr. Luglia stated that based on his analysis the conclusion is that the project will not have an adverse impact to the number and utilization of parking spaces and will not have any detrimental impact to the functioning of the complex, but is a needed benefit to the overall site.

Ron Yake, Township Planner/Zoning Officer, presented a brief overview of the application. The property is zoned PCD, which is a Planned Development Zone. The clubhouse use and leasing office use are both permitted uses in the zone. The proposed clubhouse complies fully with the PCD Zone building and design principals that are contained in the subdivision and site plan regulations. The applicant has requested several checklist submission waivers and provided explanations and justifications for each, which the staff has reviewed along with the DRC and recommend that the application be supported.

BOARD COMMENTS:

Mr. Cantu asked if all residents of the community will have access to the facility and Ms. Burger replied yes.

Mr. Cantu asked what the split would be as far as the administrative and recreation uses? Mr. Johnson, the architect, stated that the leasing office is approximately 3,000 sq. ft. and that the vast majority of the space is intended for residential amenities and resident use.

Mr. Yates asked that if the majority of the parking will be across on Hunters Glen Drive as shown on Exhibit A1 & A4 and Ms. Berger replied yes.

Mr. Yates stated that he would suggest that the Pedestrian Crossing Signs light up and flash when pedestrians walk up to the intersection, since there is a blind spot on Hunters Glen Drive. Mr. Luglia the Traffic/Transportation Engineer, replied that he agreed.

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Mr. Yates asked about the employee parking only having six parking spots and that there are nine employees. Are the employees required to park on the other side of Hunters Glen Drive? Ms. Berger responded that the six parking spots were for those coming to the leasing office and that the employees will be parking on the other side.

Mr. Yates asked if there will be a fire alarm system in the building, and Mr. Johnson replied that there will be. The building will be fully compliant with the building code and supplied throughout with a sprinkler system compliant with FNPA13.

Mr. Yates pointed out that on drawing # CE2, it shows Tamarron Drive not lining up with George Davison Drive when in fact it does and Ms. Berger replied that it will be fixed.

Mr. Keevey asked what percentage of the complex is occupied? Ms. Berger deferred to the property manager.

Tanya Mariotti was sworn in by Trishka.

Ms. Mariotti stated that she is the Senior Committee Manager at Hunters Glen and there current occupancy is 93.18%.

Mr. Keevey asked what is the average occupancy for the year and Ms. Mariotti stated the average is 91.08%.

Mr. Keevey asked what is the turnover and Ms. Mariotti stated that it is 43%.

Mr. Keevey asked if the goal of the project was to reduce the turnover and Ms. Mariotti stated that the intention is not to minimize the turnover but to create a sense of community within the complex.

Mr. Keevey asked if there will be a significant effect on the monthly rates. Ms. Mariotti stated that there will be an effect on the amenities fee not on the rent.

Mr. Keevey asked if the residents can choose not to pay the amenities fee and Ms. Mariotti stated that the amenity fee is mandatory for all residents.

Ms. Berger asked Ms. Mariotti if the complex was going through other changes and she replied there are plans for a full scale renovation of the community.

Mr. Kumar asked that if the parking on the weekend will be affected when someone has a party? Ms. Mariotti is on site on the weekends frequently and the parking is the same as on the photos. They recently had a pool party and only six cars were parked in the parking lot. The parking lot only houses two buildings one has eight units the other has sixteen. On average the residents have one

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vehicle per household. Therefore, there is ample parking whether it is on a weeknight or weekend and as stated before the employees will be parking across the street.

Mr. Kumar asked how far is the swimming pool from the clubhouse? Ms. Mariotti responded that the pool is behind the clubhouse. There is a path to the park and building 1100. If standing on the second floor terrace of the clubhouse you will be able to see the pool.

There being no members of the public present it was MOVED by CANTU and seconded by GREER to close the public hearing.

Trishka Cecil, the Planning Board Attorney reviewed the draft resolution noting the findings regarding the application, the location of the proposed clubhouse, the overall size and the parking that the applicant testified to, of a loss of 23 spaces. The draft resolution also reflects the findings of the number of employees, the hours of operation and the negligible increase in impervious coverage and how that run off will be handled. There are findings regarding lighting, landscaping, trees that will be replaced, signage and how solid waste will be handled. There are also findings in the draft resolution regarding the architectural elevations and materials and the conditions that are being recommended in the staff project review memo. Ms. Cecil noted that she will add the suggestions by Mr. Yates regarding flashing beacons at the pedestrian crossings and the correction to CE2.

It was MOVED by CANTU and seconded by KEEVEY to approve the Preliminary and Final Site Plan application.

ROLL CALL:

Cantu - yes

Greer - yes

Keevey - yes

Kiernan - yes

Kumar L. - absent

Kumar P. - yes

Lehrhaupt - yes


Yates - yes

Agarwal (Alt #1) - yes

Doshi (Alt#2) - yes

There being no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Josi Easter
Acting Board Secretary

Unless signed above, these minutes have not been approved.