

PLAINSBORO TOWNSHIP PLANNING BOARD
AUGUST 17, 2020
MINUTES

VIRTUAL MEETING HELD:

August 17, 2020 via video conferencing

PLANNING BOARD MEMBER ATTENDANCE:

Arthur Lehrhaupt (Chairman), Peter Cantu, Ed Yates, Richard Keevey, Greta Kiernan, Sanjeev Agarwal, Pankaj Kumar, and Deborah Westbrook (Alt. #2) were present.

Joseph Greer and Jetal Doshi (Alt. #1) were 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 W. Cecil, Esq., Planning Board Attorney, Mason, Griffin & Pierson, P.C.

MEMBERS OF THE PUBLIC:

There were 18 members of the public on line which included the applicant and their representatives.

MEETING CALLED TO ORDER:

Arthur Lehrhaupt called the meeting to order at 6:03 p.m. and read the certification of meeting notices.

It was MOVED by KEEVEY and SECONDED by KIERNAN to approve the June 15, 2020 Planning Board Minutes.

ROLL CALL:

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

Chairman Lehrhaupt introduced application:

P20-04 – The Trustees of Princeton University Temporary Addition to the Princeton University Art Museum Storage Building (PUAM), Minor Site Plan Block 701, Lot 29

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Christopher DeGrezia, Esq., Faegre Drinker Biddle and Reath LLP., Princeton, New Jersey on behalf of the applicant the Trustees of Princeton University stated that they are presenting a minor site plan application for a temporary 5,000 sq. ft. building to support the university's art curriculum and Art Museum. The temporary building will be located on the Forrestal Campus on Block 701, Lot 29. It is a permitted use and will be located next to the existing art storage facility and connected to it. The Princeton University's Art Museum will close in January 2021 in anticipation of a new Art Museum being built on the main campus, scheduled to be completed in the fall of 2024. During that time period when the Museum is closed, there is a need to have certain activities continue. The temporary facility will allow the University to relocate some key activities.

Trishka W. Cecil swore in the Board Professionals as follows:

- Les Varga, AICP/PP, Director of Planning and Zoning
- Ron Yake, AICP/PP, Township Planner and Zoning Officer
- Lou Ploskonka, PE, CME Associates, Board Engineer

Trishka Cecil swore in the applicant's witness as follows:

- Ralph A. Petrella, PE, Van Note Harvey Associates
- James Steward, Director, Princeton University Art Museum

Christopher DeGrezia introduced James Steward, the Director of Princeton University Art Museum and asked to him to give an overview of the project.

James Steward stated that he wanted to offer a few observations for the need of the temporary facility and its goals and purposed uses. The Art Museum facility on the main Princeton campus will be closing early next year in order to undertake the construction of a new Museum to be built at the same location. The result will be a building that is approximately twice the size of the current facility which will make the project very disruptive and ultimately transformational. Creating a new Museum at the heart of the campus is a project intended to benefit all the communities in the region and to serve as a vital cultural magnet.

Mr. Steward noted that there are many critical activities that need to take place during the years of construction to support on going Museum operations. Four activities are; the creation of an art conservation lab that will allow them to care for their collections physically and prepare them for exhibitions in the new Museum; creation of a photography studio that will allow them to continue documenting the collections for digital access, archival purposes and other reasons; a workshop space in which object preparations will be carried out by a team of trained art preparators and limited object based teaching for Princeton

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University students in courses of no more than sixteen students each, including evening classes three nights a week and day time classes only on Fridays. All of those activities benefit from being carried out adjacent to the existing storage facility at the Forrestal Campus and require that the temporary addition be constructed to Museum standards of climate control and security.

Mr. Steward mentioned that to support these activities no more than sixteen museum staff will work at the facility including within the purposed addition. Their work day will be from 8:30 a.m. to 5:30 p.m., Monday through Friday and parking will be at the auxiliary Library parking lot.

Christopher DeGrazia introduced Ralph A. Petrella, PE of Van Note Harvey, the applicant's engineer, who gave a brief background of his qualifications and experience and was accepted without exception by Arthur Lehrhaupt.

Ralph Petrella showed an aerial representation slide of the existing overall location plan, identified as Exhibit # 1. The slide shows the existing PUAM site highlighted in red. It is a color rendering which shows where U. S. Route 1 and the interchange of Sayre Drive and Forrestal Road are located. The PUAM site is on the northern portion of the Forrestal Campus, which is just north of the gas dynamics building and south of the auxiliary library.

Mr. Petrella identified Exhibit # 2 as an aerial of the overall proposed location plan, which shows the temporary expansion to be located on the east side of the existing PUAM building. Also noted on this plan are the approximate locations of the three new trees that will be planted as part of the project along the main entrance of Forrestal Drive between the interchange of Stellarator Road and the main campus.

Mr. Petrella indicated that Exhibit # 3 is a color rendering of the site engineering plan. It highlights what the site improvements are for the 5,000 sq. ft. temporary building. Those improvements are a single pathway that leads from the existing building to the mechanical equipment room. It also denotes three separate mechanical equipment areas that will be fenced in and the area between the fence and the pads of the mechanical equipment will be six inches of stone to minimize any maintenance requirements for those areas.

Mr. Petrella stated that all utility services for the temporary building will be fed from the existing PUAM building except for a new sanitary lateral that will be provided outside of the proposed building and will tie in to the existing sanitary within the site.

Mr. Petrella noted that the storm water management for the project will be captured through the use of the installation of two new inlets located at the

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southwest corner where the building improvements will be. The building will pitch from the west to the east and have roof leaders that will collect the runoff from the temporary building and connect them underground to these inlets. The new inlets are then connected to the existing storm system that was originally designed for the PUAM project which discharges into the existing rain garden located along the western face of the existing building and that is also connected to a recharge bay which is located across the street along the west side of the auxiliary building parking lot.

Mr. Petrella stated that the only issues or comments on the Planning Board memo he wanted to mention is in reference to trees. As part of this project there are three trees that were installed as part of the original approval for the PUAM building that will be removed. At this time three trees will be planted along Forrestal Road and once the use of this building has been completed and the area is demolished and then restored the project will then plant three new trees in the areas that the existing trees will be removed. There will be a total of six new trees planted as part of this project.

Mr. Petrella noted that the solid waste will be collected inside the building by maintenance personnel and will be removed to the nearest dumpster.

Mr. Petrella stated that the entrances for personnel into the temporary building will only be through the existing building and there is only one other entrance shown on the building and that is for emergency access which is located along the eastern face of the building.

Christopher DeGrezia introduced Edward Gormley of Samuel Anderson Architects and asked Trishka Cecil to swear him in as a witness.

Once sworn in by Ms. Cecil, Mr. Gormley, the applicant's Architect, gave a brief background of his qualifications and experience and was accepted without exception by Arthur Lehrhaupt.

Mr. DeGrezia asked Mr. Gormley to give a description of the architectural exterior elevation identified as Exhibit # 4.

Mr. Gormley stated that the annex building is a metal insulated panel building that will be located on the east side of the existing 700 Forrestal Road building. It is lower than the existing building which will be hidden from the public view from the main campus entrance. It is a light tan building that is sympathetic to the brick that the existing 700 Forrestal Road building has. It has solid panels on three sides and the north facade has four windows. There are two doors on the outside. One being the emergency egress and the other is a double door on the south side for the mechanical equipment room.

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Mr. Gormley stated that the exhaust fans are located on the eastern most face of the annex building. They are located on the ground to minimize the height of the exhaust stacks and are enclosed in a fenced in area with vinyl coated chain link fences.

Mr. Gormley indicated that a light has been added to the elevation that was requested by the DRC to the emergency egress exit.

Chairman Lehrhaupt asked Ron Yake to review the PB memo.

Ron Yake reviewed the Planning Board Review memo stating that educational use in the PMUD Zone is a permitted use. The temporary building and the use are consistent with the O/R-E/R (Office Research/Education Research) designation of the property in the Forestall Campus General Development Plan and it is also consistent with the PMUD Use Location Map that was adopted this past March, in association with the amendments to the PMUD Zone.

Mr. Yake noted that the applicant has requested sixteen site plan checklist submission waivers and submitted a list providing explanations and justifications for each. The DRC and Staff have reviewed them and find them to be reasonable and recommend they be granted.

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

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

Chairman Lehrhaupt asked Trishka Cecil to review the proposed resolution.

Trishka Cecil reviewed the draft resolution of approval that was posted in advance and available to the public, outlining the project with the conditions of approval noted in the Planning Board Review memo. Ms. Cecil stated that she had shared in advance the draft resolution with the applicant's attorney who had no objections to any of the contents including the conditions.

It was MOVED by KEEVEY and SECONDED by KIERNAN to approve and adopt the resolution.

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ROLL CALL:

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

There being no further business, a MOTION by KEEVEY and SECONDED by KIERNAN to adjourn the meeting at 6:33 P.M.

Respectfully submitted,



Josi Easter
Acting Board Secretary

Unless signed above, these minutes have not been approved.