

Plainsboro Township

Preliminary/Final Site Plan

Application: P21-08

Memo Date: 10/6/2021

Meeting Date: 10/19/2021

DRC Project Review Memo

<u>Name of Applicant:</u>	Princeton Meadows Owner LLC
<u>Property Owner:</u>	Same
<u>Type of Application:</u>	Preliminary/Final Site Plan
<u>Name of Project:</u>	Proposed Clubhouse at the Addison - Princeton Meadows
<u>Property Location:</u>	2821 Pheasant Hollow Drive (Block 2301, Lot 3)
<u>Zone:</u>	PCD – Planned Unit Development Zone District
<u>Present Use of Property:</u>	Existing Fitness Center/Poolhouse
<u>Adjacent Land Uses:</u>	North: Residential Apartment Building South: Residential Parking Lot East: Residential Swimming Pool West: Residential Apartment Building

Project Description

The applicant is the owner of the Addison - Princeton Meadows located on Dey Road. They are requesting preliminary and final site plan approval to construct a one story 2,850± square foot clubhouse building, fire pits, barbeque/grill areas, and refurbishment of two recreational courts. The proposed clubhouse will contain leasing office facilities, a lounge, kitchenette, pool equipment storage, restrooms, and fitness center.

The site of the proposed clubhouse currently contains an existing one story 1,200± square foot building used for a fitness center, pool/mechanical equipment storage, and rest rooms. As part of this application, the existing building will be demolished, paver sidewalks will be realigned and extended, and fencing, lighting, landscaping, and other furnishings will be installed.

The subject site is located adjacent to an existing recreational area serving the Addison community, including a swimming pool, recreational courts (tennis and basketball), and playground area. The proposed location for the new facility is well served by existing nearby parking and pedestrian walkways serving this residential community.

The existing leasing office is currently located within an existing apartment unit. Following the completion of the project, the apartment unit will revert back to residential use.

Staff Comments and Recommendations

A. Planning and Zoning Issues

1. As noted above, the property is located in the PCD-Planned Unit Development Zone District with roadway frontage and access on Dey Road.
2. The property contains approximately 23.6 acres and is developed as a garden apartment community called the Addison – Princeton Meadows (formerly the Pheasant Hollow Apartments), containing 440 apartment units.
3. The PCD Zone regulations identify recreational facilities such as clubhouses and swimming pools as permitted uses (§101-124A(2)), and the proposed relocated leasing office as a permitted accessory use serving this rental residential community (§101-124A(7)).
4. The proposed clubhouse complies with all applicable PCD Zone building and design principles contained in §85-59 of the Township Code.
5. The applicant has requested 14 site plan check list submission waivers, and has submitted a list that identifies the requested waivers with an explanation and justification for each. Staff is of the opinion that such waivers are reasonable and support their being granted.

B. General Site Plan Issues

1. The applicant notes that the new leasing office will be operated from Monday to Friday from 9:00 AM to 6:00 PM, Saturday from 10:00 AM to 6:00 PM, and Sunday from 1:00 PM to 5:00 PM. The applicant shall clarify the number of property management and leasing office personnel currently on the premises and whether that number will change as a result of the proposed clubhouse/leasing office facility.
2. At a pre-application meeting with the applicant's team, a request was made to provide additional bike storage at the new clubhouse facility. The applicant has proposed a new bike rack near the entrance to the proposed clubhouse.

An existing bike rack that is not anchored to the ground is located next to the adjacent playground area. Staff recommends this bike rack be properly installed along the walkway adjoining the playground area.

3. The applicant shall explain how storage and removal of solid waste (trash and recyclable materials) will be handled at the new building. In other residential clubhouse facilities in Plainsboro, applicants have indicated that the quantity of solid waste would not justify providing a separate dumpster facility, but would be

transferred by property management personnel to a nearby dumpster. The applicant should understand that, if a separate dumpster(s) is needed at some point in the future, an acceptable dumpster enclosure for both trash and recyclables shall be designed for installation at the site, subject to the review and approval of the Township staff.

C. Grading and Drainage Issues

1. The proposed project includes new paver walkways and the replacement of a narrow lawn area north of the existing pool area with a paved area using matching paving materials. The area north of the pool area will then be improved to include fire pits and gas barbeque grills. In order to reduce stormwater runoff from such additional impervious surfaces, staff recommends that the applicant utilize pervious paving construction techniques to reduce the quantity of stormwater runoff from such surfaces.
2. The applicant has submitted a Stormwater Management Report for the project. Staff has the following comments regarding the report:
 - a. In accordance with the latest version of Chapter Five of the NJ Stormwater BMP Manual, a minimum time of concentration can no longer be assumed. Accordingly, the time of concentration utilized in the calculations shall be reevaluated for both pre- and post-development conditions as described in Chapter Five.
 - b. The Stormwater Management Report shall be amended to include dry well input data for the level pool routing calculations in Appendix E.
3. The dry well detail shall be modified as follows:
 - a. Show filter fabric along the top and sides of the stone backfill;
 - b. Show stone size between 1.5 and 3.0 inches in diameter as recommended in Chapter 9.2 of the BMP Manual; and
 - c. Indicate that measures be taken to eliminate soil compaction at the location of the proposed dry well, especially by construction equipment or stockpiles.
4. Post-construction testing shall be performed on the as-built dry well in accordance with the Construction and Post-Construction Oversight and Hydraulic Conductivity Testing requirements in Chapter 12 of the BMP Manual. Where as-built testing shows a longer drain time than design, corrective action must be taken. A note stating this requirement shall be added to the dry well detail, and the Grading and Drainage Plan.

5. Due to the close proximity of the dry well to the proposed building, a groundwater mounding analysis for the facility shall be submitted for review in order to assess such impacts, in accordance with the Chapter 13 of the BMP Manual.
6. The Applicant shall provide all pipe data including pipe material, slope, length, and capacity calculations for the roof drain system conveying runoff to the proposed dry well.
7. The Applicant shall provide a Maintenance Plan for the proposed dry well in accordance with Chapter 8 of the BMP Manual, and ensure all access requirements as stated in Chapter 9.2 of the BMP Manual will be met.
8. Modify the Grading and Drainage Plan to provide additional proposed spot elevations along the easterly side of the proposed building as well as along the proposed planter landscape area to ensure a minimum 0.75% slope away from the proposed building.

D. Signage Issues

1. Sheet 8 of the signage details identifies the location of signs and Sheet 9 identifies the general appearance of the signs. With the exception of the six leasing office directional signs and the two relocated “future resident parking sign,” the remaining signs are existing.

E. Landscaping Issues

1. The adjoining recreational courts are separated from the swimming pool area by a ten foot tall chainlink fence and dense row of twelve or more feet high Emerald Green Arborvitae trees. These trees appear to be very healthy. The applicant shall make every effort to protect and preserve these trees during the installation of the adjoining paver area proposed to accommodate future fire pits and gas barbeque grills.

Based on the ‘Planting Schedule’, replacement plantings for these trees are indicated as a shrub. Revise the plans to provide TOB (Smaragd Arborvitae) at a minimum height of five (5) feet tall if and where the existing trees require replacement.

2. Provide an alternative for proposed BT (Barberry) as this is an invasive species and is not recommended to be utilized.
3. Revise the plans to provide additional plant species, including natives, for an improved plan. Consider Fothergilla, Bayberry, Sweetspire, Gro-Low Sumac, Boxwood, Cherry Laurel, Coreopsis, Ornamental Grasses, etc., that will provide seasonal interest.

4. The plans indicate a 'Landscape Planter' along the west side of the pool area, however, plant materials to be used in the planter shall be specified.
5. Proposed shrubs shall be specified at a planting height.
6. It appears existing trees are located along the pool and parking area. Trees and other plant materials shall be provided in the vicinity of the proposed improvements as well. Indicate tree protection fencing to prevent damage during construction operations.

F. Lighting Issues

1. The applicant indicates the recreational amenities in the facility will be accessible to the residents via key fob 24 hours per day, seven days a week. With that understanding, the applicant needs to demonstrate that adequate lighting shall be provided along the walkways providing access to the building entrances/exits. The current plan identifies 31 solar powered LED type bollard fixtures along such walkways. Given the proximity of nearby residential buildings, such lighting is preferable to pole light fixtures. While not shown on the current plan, the applicant's architect indicates that additional lighting, involving building mounted fixtures, will be provided in association with the final building design plans. A lighting plan shall be provided that documents to the satisfaction of the Planning Board Engineer's office the adequacy of the proposed lighting to provide a safe illuminated walking environment for residents.
2. Revise the plans to provide full ordering information for the proposed light fixtures. Also, indicate proposed Kelvin light temperature, for further review.
3. Revise the plans to provide isolux pattern details on the plans, for further review.

G. Parking Issues

1. The Applicant has submitted a Traffic and Parking Statement for the project. The applicant shall discuss the parking needs of the proposed clubhouse building and the adequacy of the existing parking supply to accommodate same.
2. The plans do not identify any additional barrier-free parking to serve the new facility. Currently only one barrier-free space exists. The Township Construction Official requires the applicant to provide a minimum of three (3) barrier-free spaces, with at least one of the spaces being van accessible. Such spaces and applicable signage (Township Type B sign detail) shall be shown on the plans to be considered by the Planning Board.

3. The applicant shall describe the types of deliveries and delivery vehicles that would service the new clubhouse/leasing office facility, and whether the types of deliveries anticipated would be limited to vehicles no larger than a standard box truck (e.g., UPS and FedEx).

H. Utility Issues

1. The applicant shall indicate all existing and proposed utilities and service connections on the plans including pipe sizes and valves.
2. The applicant shall indicate if a reduced pressure zone (RPZ) device is required for the building. Should a reduced pressure zone (RPZ) device be deemed necessary, the applicant shall agree that accommodations for same shall be provided within the building and not within an outdoor enclosure.
3. The water system improvements shall meet the requirements of New Jersey American Water and the Plumbing Subcode Official.
4. The location of Fire Department connections and hydrants are subject to review by the Township Fire Official.
5. Provide a report prepared by a professional engineer licensed in the State of New Jersey, including, at a minimum, the following requirements:
 - a. A calculation of the anticipated volume of water and pressure needed to adequately service the building with potable water and to provide sufficient flow at outside hydrants and interior sprinkler systems, as applicable, to provide adequate fire protection in accordance with all appropriate fire codes and/or requirements;
 - b. Documentation from New Jersey American Water as to the availability of existing water systems to provide the needed flows;
 - c. Test data and calculations demonstrating that the required flows and pressures can be provided from the existing system.
6. Provide a report prepared by a licensed New Jersey Professional Engineer addressing the availability of public sewer for the development including the availability of downstream sanitary sewer capacity and treatment.
7. Provide all sanitary sewerage services and appurtenances in accordance with the requirements of Suez Water-Princeton Meadows and the Plumbing Subcode Official.

I. Miscellaneous Issues

1. An existing dumpster enclosure area located across from the proposed clubhouse is being used for general outdoor storage of seasonal maintenance equipment and materials (e.g., truck snowplow attachment, ladder, bags of mulch or other materials). The applicant shall remove such outdoor storage to a suitable location, subject to the review and approval of PB staff.
2. In the space between the existing poolhouse and fitness center building are parked several maintenance staff golf carts. The new clubhouse will eliminate this condition, displacing the gold carts to another location. Storage of the displaced golf carts to another location on the property shall be subject to PB staff review and approval.
3. The following construction notes shall be provided on the plans:
 - a. "The Contractor shall submit to the Township for review and approval a detailed sequence of construction and contractor's staging plan to separate and manage construction traffic and private vehicle traffic. This will further establish the contractor's work and staging for each phase of construction including items such as walkways, the pedestrian crosswalks, demolition, construction of the building, installation of underground utilities, road construction and offsite improvements, if any."
 - b. "Prior to the commencement of any site work, including initial site clearance and grading, a hauling plan shall be submitted to the Township for review and approval for the movement of any construction materials or demolition debris on roadways leading from the Township border and vice versa."
4. Per the Township Fire Official, revise the plans to include:
 - a. Two "No Parking - Fire Lane" signs, installed along the proposed concrete sidewalk within the adjoining grass area (N.J.A.C. 5:70-3, 503.3 and Township Code Chapter 55A-1, Section M). Such signs shall comply with Township Type B sign detail and shall be shown on the plans to be considered by the Planning Board.
 - b. A Knox-Box for the proposed building located per Township Code (Chapter 55A-1, Section L).
 - c. A Fire Department Connection (FDC) approved by the Fire Subcode Official and the Fire Chief/Plainsboro Fire Dept.

5. The applicant shall provide construction details for the following items:
 - a. Gas Fire Pit Seating Area
 - b. Propane Tank
 - c. Fence Gates
 - d. Wood Fence
 - e. Mounting Post
 - f. BBQ Grill
 - g. Landscape Planter
 - h. Handicap Ramp
6. The applicant has proposed seating near the fire pit. The applicant shall verify that the seating placement provides adequate distance from the fire and that the seating materials are suitable for the proximity to the fire pit. These items are subject to the review and approval of the Township Construction Official.
7. A note shall be added to the plans indicating that any existing curbing damaged during the removal or installation of sidewalk shall be replaced.
8. All structures are subject to the review and approval of the Township Construction Official.
9. The proposed propane tank and system design and installation is subject to the review and approval of the Township Construction Official.

J. Agency Approval Issues

1. The applicant shall discuss approvals by other agencies having jurisdiction for the development plans including the following, if required.
 - a. Middlesex County Planning Board;
 - b. Freehold Soil Conservation District;
 - c. Delaware and Raritan Canal Commission;
 - d. Suez Princeton Meadows;
 - e. New Jersey American Water.
2. Copies of applications and approvals or certifications as may be required shall be provided as a condition of final approval and prior to the site disturbance.

