

SITE PLAN REVIEW ADVISORY BOARD

NOTES OF THE REGULAR MEETING

Wednesday, May 8, 2013

PRINCETON MUNICIPAL BUILDING

Meeting Room A –7:30 P.M.

Princeton, New Jersey

PRESENT: James Begin, Rob Cerutti, Harry Cooke, Wendy Kaczerski, Holly Nelson, Lydia Robinson, William Wolfe

ABSENT: Alyce Bush

ALSO PRESENT: Jack West, Land Use Engineer; Kerry A. Philip, Secretary

Chairman Wolfe called the meeting to order at 7:30 p.m. reading the Opening Statement as required by the Open Public Meetings Act, acknowledging that notice of this meeting was issued on the 10th day of December, 2012.

MINUTES

a) Minutes from March 13, 2013 - Postponed to the end of the meeting.

James Begin recused himself from the following application.

APPLICATIONS

a) Institute for Advanced Study
Minor Site Plan
Olden Lane; Block 10501, Lot 1.01
File #P1313-015PM
MLUL Deadline: 5/3/13; extension granted to 5/10/13

Representatives for the applicant: Christopher Tarr, Esq., Stevens & Lee; Thomas O'Shea, Van Note Harvey Associates; Laura Citron, HMR Architects; John Masten, Institute for Advanced Study.

The submission by the Institute for Advanced Study is to construct a 1,750 sf ± addition to the existing library. A new enclosed courtyard will be constructed south of the addition to house a proposed generator and HVAC unit. As part of this project, the Institute will be extending its water distribution system. Laura Citron, architect for the applicant, presented a power point presentation. The proposed building will be used for archival storage of material, it will not be occupied.

Thomas O'Shea, engineer for the applicant, stated that a 12 inch water line is being brought in from Olden to serve the site. It will be installed around the wetland buffer area, they agree to work with the land use engineer to make sure this does not impact any trees. The gas line connection from Maxwell will be shown in revised plans. The landscaping plan was then discussed, three white pines and two holly trees will be removed and five new trees planted. Jack West, land use engineer for the board, stated that a different species of tree will be planted in place of one of the holly trees since it is not in an appropriate location. Pertaining to the lighting, Ms. Citron stated that two six-foot high LED lights will be mounted to the wall illuminating the service area and shielded by the wall. The lights will be on during non-daylight hours.

W. Kaczerski asked if a green roof was considered. Ms. Citron stated that this was considered but there is not enough floor to ceiling height so this is not being proposed. Chairman Wolfe stated that the existing roof does not appear to be easily maintained and recommended a shallow green roof with seeded trays so plant material will be set back for easier maintenance. He also suggested a Japanese pebble garden or a stone sculpture. Ms. Citron stated that solar panels were also considered but they may interfere with the operation of the library. Chairman Wolfe stated that he is more concerned about the water on the terrace and urged the applicant to fix these problems.

Mr. Tarr then referenced all staff reports, the fire officials recommendations will be complied with. One to one tree replacement is proposed and the applicant will work with staff and replace the evergreen trees with deciduous plantings. H. Nelson recommended shade trees for the parking area. W. Kaczerski asked about stormwater management. Mr. O'Shea stated that there is a credit bank since construction of the Members Housing project. For this project the roof drainage connection is oversized and parallel to the building and it will act as a detention so there will be no increase in the runoff.

Chairman Wolfe asked why the lights will be left on all night. Ms. Citron stated that the lights will be directed downward, Mr. Tarr stated that this is where people go in the case of an emergency. Ms. Citron stated that there is a motion sensor built in which can be activated.

Based upon the foregoing, a motion was made by Mr. Cerutti, seconded by Mr. Cooke and carried by a vote of six ayes to classify this application as a minor site plan and recommend approval, endorsing the joint Engineering and Zoning Report dated April 18, 2013, and the Memorandum from the Fire Official dated April 5, 2013, with the following recommendations:

1. The applicant shall work with the Municipal Arborist to shade the parking lot as much as possible with deciduous trees, instead of adding new pines.
2. The applicant shall replace both the removed and the dying Holly trees at the southern end of the parking lot with a deciduous (shade) tree and ground cover.
3. Review the grading at the new corner between the north end of the proposed addition and the existing building to make sure there is no ponding of water.
4. The applicant shall utilize motion sensors on the proposed LED lighting of the proposed service yard, rather than leave the lights on all night.
5. The applicant should consider a more decorative treatment of the rooftop as it is flush with the main terrace.
6. The plans should be revised to show the proposed grade to be at least 6 feet below the rooftop, or otherwise consider deterring roof access by minors.

COMMENT

Some drains on the existing main roof and the terrace appear to be clogged, resulting in puddles on the terrace and water overflowing roof scuppers and the terrace edge. The applicant should perform maintenance and confirm that this will not cause water problems at the joint with the proposed archive building.

Chairman Wolfe was concerned that the proposed gravel roof would not be maintained as a presentable extension of the main terrace. He recommended a Japanese style riverstone or

pebble garden, or a shallow green roof with sedum trays set back with a border from the white concrete edge.

Vote on motion:

For: Cerutti, Cooke, Kaczerski, Nelson, Robinson, Wolfe

Against: None

Abstain: None

- b) 66 Witherspoon LLC
Minor Site Plan
66 Witherspoon Street; Block 20.04, Lot 53
File #P1313-006PM
MLUL Deadline: 6/1/13

Representatives for the applicant: Robert Ridolfi, Esq.; Fred Schmitt, Schmitt Anderson Architects; Stephen Distler, Applicant.

The submission by 66 Witherspoon LLC is to construct a pavilion covering the majority of an existing 1,210 square foot outdoor dining area, along with other site improvements that include a masonry wood-burning fireplace, and the reconfiguration of air conditioning condensers and a trash/service area.

Fred Schmitt, architect for the applicant, stated that there is an existing terrace on a concrete slab, the proposal is for an outdoor pavilion with a roof for three season dining. Stephen Distler, applicant, stated that the restaurant will be a small plates business. Mr. Schmitt stated that slate tile flooring, a 25' x 30' pavilion with a gabled roof and ceiling fans for temperature control during the summer months are proposed. Jack West, land use engineer for the board, stated that the number of seats proposed are the same as what was permitted for the previous business. H. Cooke expressed concern about the smoke from *the fireplace being an annoyance to the residents of the adjoining dwelling*. He recommended a gas line to the fireplace to be installed for use if the fire marshal closes down the wood burning fireplace. Mr. Schmitt stated that they found information about a volcanic stone box with a catalytic converter on top which would help reduce the emissions and he handed out copies about this system to the board. This system will be discussed with the fire official.

Regarding waste disposal Chairman Wolfe asked if the applicant was aware of the composting program in Princeton. It is a voluntary program where all organic waste is separated from the rest of the garbage for composting. Mr. Distler stated that their other restaurant "Elements" already separates the organic waste and it is brought to a farm for composting and reuse.

W. Kaczerski asked if the lighting is energy efficient. Mr. Schmitt stated that the lighting plan has not been fully designed but they will strive to get it to that point. Pertaining to noise from the HVAC rooftop equipment, Mr. Schmitt stated that a solid roof screen is proposed but if there is noise then they will work with the land use engineer and do whatever is necessary to correct this. Mr. Schmitt stated that the existing ladder/fire escape is a second means of exiting the courtyard. R. Cerutti recommended bollards in the parking area to protect the edge of the stone for this structure.

Based upon the foregoing, a motion was made by Mr. Cerutti, seconded by Ms. Kaczerski and carried by a vote of seven ayes on May 8, 2013 to classify it as a minor site plan, recommend approval of this application, endorsing the joint Engineering and Zoning Report dated April 18, 2013 and the Memorandum from the Fire Official dated April 18, 2013 with the following recommendations:

1. The applicant should meet with the construction and fire officials to determine if the steel ladder should remain in place.
2. Confirm that the fireplace they are considering will mitigate smoke so that the surrounding residents are not impacted.
3. Research alternative heating solutions such as a gas burning fireplace and discuss the same with the fire official.
4. The applicant should consider using sound attenuation material as part of the HVAC equipment screen. DBA sound levels from the rooftop HVAC unit must be provided to the Land Use Engineer for review and confirmation that they are in compliance with the ordinance.
5. Energy efficient lighting should be used.
6. Customer seating is shown within inches of a glass screen, which is shown at the right property line of the public parking lot. The applicant should recess the screen and consider adding protective bollards between the property line and the glass.

COMMENT

Several SPRAB members agreed that the applicant should not be allowed to add to their building by enclosing their outdoor seating in an all-weather enclosure, as has been done by The Alchemist & Barrister. Approval of the proposed Courtyard Cover should not be interpreted to allow the future addition of an enclosure to extend use into winter.

Consider enlisting in the town composting program or the equivalent.

Vote on motion:

For: Begin, Cerutti, Cooke, Kaczerski, Nelson, Robinson, Wolfe

Against: None

Abstain: None

MINUTES

- a) Minutes from March 13, 2013 - Motion was made by Mr. Cooke and Ms. Kaczerski seconded the motion to approve the minutes from March 13, 2013 as amended. The vote was 5-0 in favor. Motion carried.

With no further business before the Board, motion was carried by voice vote to adjourn the meeting at 10:00 p.m.

Respectfully submitted,

Kerry A. Philip
Secretary