

SITE PLAN REVIEW ADVISORY BOARD

NOTES OF THE SPECIAL MEETING Wednesday, June 5, 2013 PRINCETON MUNICIPAL BUILDING Meeting Room A –7:30 P.M. Princeton, New Jersey

PRESENT: James Begin, Alyce Bush, Robert Cerutti, Harry Cooke, Wendy Kaczerski (8:15 pm), Holly Nelson, Lydia Robinson

ABSENT: William Wolfe

ALSO PRESENT: Jack West, Land Use Engineer; Derek Bridger, Zoning Officer; Kerry A. Philip, Secretary

Vice Chairman Cooke 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 29th day of May, 2013.

MINUTES

- a) May 8, 2013 (postponed to next meeting)
- b) May 15, 2013 - Motion was made by Ms. Bush and Mr. Begin seconded the motion to approve the minutes from May 15, 2013 as amended. The vote was 4-0 in favor. Motion carried.

APPLICATIONS

- a) Princeton Day School
Minor Site Plan w/variances
The Great Road; Block 3501, Lot 12
File #P1313-048P
MLUL Deadline: 7/6/13

Representatives for the applicant: Thomas Letizia, Esq., Pepper Hamilton; Thomas O'Shea, Van Note Harvey Associates; Daniel Sharp, Andropogon Associates, Ltd.; Delaney Gibson, Applicant.

The submission by Princeton Day School is for the replacement of two existing freestanding identification signs (20 sf each) with two 26 feet long curved brick and stone walls each of which will have "Princeton Day School" spelled out in aluminum letters. The area around the sign will be approximately 21 square feet. Each sign will be externally illuminated by three ground mounted light fixtures.

Thomas Letizia, attorney for the applicant, stated that the minor site plan proposal is for the installation of two new main entrance signs for the Princeton Day School campus. The two existing signs are 20 square feet each although the ordinance permits in educational zones only one sign totaling 8 square feet. The applicant would like to replace the existing signs with two stone walls that will be 21 square feet each with aluminum lettering. Two variances will be needed, sign area and number of signs. Since two signs exist the applicant would like this to continue for symmetry.

Dan Sharp, landscape architect for the applicant, stated that the goal is to create a more aesthetic appearance of the campus. The existing signs are made of wood and the applicant would like something more formal so the materials proposed are brick and fieldstone. He described the proposed landscaping as being a native pallet with seasonal interest with low plantings in the foreground, flowering canopy trees and shrubs. Uplighting of the signage is also proposed. He presented sheets L-LM-101 and L-LM-502 and stated that the columns proposed are 6'3" tall and the wall is approximately 5' in height.

Thomas O'Shea, engineer for the applicant, stated that two signs are needed so the main entrance can be viewed from both directions along the Great Road. There is a control box for the traffic signal at one of the corners which will be relocated behind one of the walls. Minor improvements are proposed to the walkway/bikepath so it connects to the crosswalk. The uplighting of the sign is similar to the signs for the Princeton Academy and the Tenacre Gatehouse.

H. Nelson said that the landscape plan is very nice and asked if the proposed tulip plant is deer resistant. Mr. Sharp advised that he was unsure and needs to check. Mr. Bridger stated that when considering the application, he reviewed the signage for other schools in the area.

Based upon the foregoing, a motion was made by Mr. Begin, seconded by Mr. Cerutti and carried by a vote of six ayes to classify this application as a minor site plan and recommend approval, endorsing the joint Planning, Engineering and Zoning Report dated May 28, 2013 with the following recommendations:

1. The applicant should confirm that the proposed species of tulip bulb (Negrita) is deer resistant.
2. Approval of all variances.

COMMENT

SPRAB members were pleased with the proposal and felt this was a great enhancement to the main campus entryway.

Vote on motion:

For: Begin, Bush, Cerutti, Cooke, Nelson, Robinson

Against: None

Abstain: None

- b) AvalonBay Communities, Inc.
Prelim/Final Major Site Plan w/variances
Witherspoon Street
Block 21.02, Lot 1 and Block 7101, Lots 8-14
File #P1313-047P

Representatives for the applicant: Jon Vogel, AvalonBay Vice President of Development; Leona Barone, Maser Consulting.

The submission by AvalonBay Communities is for site plan approval on the former Medical Center site to construct two multi-family residential buildings consisting of 268 rental units, twelve townhomes and associated site improvements. The parking garage will remain.

Ms. Barone stated that she is the civil engineer for this project. Pertaining to traffic, site access is provided off Witherspoon Street with a two-way drive. She described the traffic circulation on site and stated that eight visitor parking spaces are proposed along the one way road which connects the service drive to the main drive. The twelve (12) townhomes will each have their own driveway. The parking garage will have 686 parking spaces and access into the garage will remain as it exists. H. Nelson asked for a description of the circulation pattern for a driver after dropping someone off at the entrance prior to parking their car in the garage. Ms. Barone stated that the driver would exit the property onto Franklin, make a right hand turn onto Witherspoon and another right on Henry to access the parking garage. The same driving pattern is anticipated to access the townhomes. Mr. Cerutti asked why the interior drive is a one way road. Jon Vogel, applicant, stated that the eight visitor parking spaces are for prospective tenants, access is available within the garage for a majority of the residents. Those that live on the fourth floor will be unable to access their units from the garage. Jack West, engineer for the board, stated that there will be an unloading zone in the front of the building. Mr. Vogel stated that this area can be used for temporary resident parking and the parking slots for prospective tenants will only be used during business hours. A. Bush stated that she is concerned about the number of available parking spaces in the loading zone and the amount of time they would remain parked there to unload. Ms. Barone provided an overview of all the access points and stated that the proposed development would result in a decrease in traffic from the hospital use. She advised that 587 parking stalls are required and provided the breakdown of all the parking needed for the medical offices and apartments. Mr. Vogel stated that cars can enter the garage but in order to leave a fob or a ticket from a doctors office is needed. He advised that there will be eight AvalonBay staff members.

R. Cerutti asked about bicycle storage since bike usage is encouraged. J. Begin stated that he concerned about visitors parking in the exterior visitor spots near the entrance and not in the garage. H. Nelson recommended special permits for surrounding property owners since some of the homes do not have driveways, and some property owners may not be aware that a fob is needed in order to exit the garage. She stated that there have been times when street parking was not available when the hospital was there and wishes to understand the magnitude of the parking that would be made available for the residents, visitors and surrounding property owners. She would like to see an easier way for people to temporarily park in the parking garage without being charged. In addition, she has concerns because only 1.5 parking spaces are proposed for each apartment or townhome and some families may have more than one car. R. Cerutti recommended that visitor parking be revisited at the next SPRAB hearing.

H. Cooke asked if traffic studies had been done pertaining to the exit drive on to Franklin since vehicular distribution will be different with this configuration. He asked that the applicant provide current information on the traffic impact resulting from this application. The Traffic Impact Study dated May 17, 2013 by Maser uses the data collected on October 13, 2011. This date was prior to the Medical Center movement on May 22, 2012. Although compensations were made in the report for the absence of the Medical Center, the timing traffic mix between a hospital and residential use will obviously be quite different. Also the addition of a proposed thoroughfare between Franklin Avenue and Henry Avenue will likely change the distribution.

Mr. West stated that this is being reviewed by the traffic consultant and the traffic committee and their report will be provided on June 17th, prior to Planning Board review. He advised that the alleyways and townhome access drive analysis is included in the applicant's traffic study report. Ms. Nelson questioned why 185 parking spaces are set aside for the medical building. Mr. Bridger stated that the number of parking spaces is calculated according to the ordinance but a shared parking scheme is proposed. Mr. West advised that the total number of spaces calculated is for all the proposed uses at the same time but with a shared parking scheme it is anticipated that a lesser amount of parking would be needed since all the uses will not occur at the same time. Mr. Vogel explained that the employees and visitors of the medical offices would park on the first floor of the garage and in the evening the spaces on the first floor are available for the residents and their guests. Signage will be installed to depict the times that the main level can be used for residential parking. R. Cerutti stated that he would like to make it easy for the residents and visitors to park in the garage. Mr. Cooke asked the applicant to redo the parking calculations based on the new roads proposed. This way the board can understand the overlapping of uses and how many empty spaces may be freed up for night parking. J. Begin stated that the number of parking spaces provided appear to be satisfactory. The major issue was the impact of visitors on neighborhood parking. The applicant was asked to provide at the next meeting an assessment of such expected impact along with ideas for providing incentives for visitors to use the garage where there is sufficient parking available, particularly in the evening.

Pertaining to fire protection, Ms. Barone stated that all buildings will be sprinklered. Fire trucks will access the site through the alleyway with a stabilized with a roll back curb. Firefighters will access the courtyard by taking a ladder through a doorway. Mr. Bridger stated that fire truck access to the townhomes is a concern; Mr. West stated that he is looking at whether a fire truck can use the access drive because of the proposed curve of the drive. Further review is needed. Mr. Vogel stated that the structure is four stories, wood framed and firewalls are proposed throughout. The architect will be present at the next meeting.

Pertaining to stormwater management, Ms. Barone stated that impervious coverage is decreased from 84.5% to 72%. The volume of runoff is increased therefore a stormwater management system will be in place with under drains; this approach is required since all the soils are not permeable.

H. Cooke stated that the surface water appears to be going uphill on Sheet 2 of 3. He recommended that the proposed surface drainage map dated 5/15/2013 be revised. He also stated that there is an existing underground vault off the property line as depicted on the Maser Existing Conditions Plan. He asked that the applicant identify and clarify actions to be taken relative to the buried vault adjacent to the townhouses on Franklin Avenue. Ms. Barone stated that the vault will be removed during construction.

Mr. Cooke asked if the pool will be emptied during the wintertime. Mr. Vogel stated that the pool is shut down but he is unsure if the water will be removed. Mr. Cooke asked the applicant to come back and provide information about pool maintenance, filling and draining. R. Cerutti stated that a grade transition is needed to get the ceiling height in the garage. He asked about the pitch of the floor level for adequate drainage of water in the garage. Ms. Barone stated that it is 8%. Mr. West stated that this pitch is adequate. R. Cerutti stated that there is a retaining wall at the corner of the building and he is concerned about water collection between the building and the retaining wall. He also expressed concern about the view of the retaining wall for some of

the residents. H. Cooke asked about the applicant's approach to handle ice if the inlets freeze. R. Cerutti asked the applicant to describe their approach for snow removal because there is not a lot of room on site for storage of snow when it is plowed. Mr. Vogel stated that they have other properties that are similar to this design and he will look into what is done there for snow removal.

Pertaining to waste disposal, Mr. Vogel stated that a trash room with a trash compactor and a recycling bin will be located within Building #2. They are also proposing a separate trash chute for the medical buildings. R. Cerutti asked if there is adequate space for a truck to turn around to collect the trash. Mr. Vogel stated that trucks will back into the space since there is not enough room to turn around. He advised that all the trash will be enclosed in the building, pest control methods will be in place and staff will oversee this operation. W. Kaczerski asked the applicant how they calculated the size of the receptacles needed to accommodate all the trash. Mr. Vogel stated that the receptacles are a standard size and trash pickup will occur twice a week and if this is not sufficient the number will be increased. Recycling will be picked up separately although he is unsure of how often this will occur. Ms. Kaczerski asked about composting, Mr. Vogel stated that this will not be done for the apartments but it can be done for the townhomes.

A. Bush asked about pest control. Mr. Vogel stated that protocol is followed to make sure that this is addressed before it is a problem. W. Kaczerski stated that food waste reduction methods are recommended and a food, waste and composting program is in place in the municipality. Mr. Vogel stated that they considered this but they are not comfortable taking this on because extra staff is needed to oversee this and another chute would be needed. Mr. West stated that the current municipal contract would not be in place for the larger building.

With no further business before the Board, motion was made by A. Bush and L. Robinson seconded the motion to adjourn the meeting at 10:00 p.m.

Respectfully submitted,

Kerry A. Philip
Secretary