

## **SITE PLAN REVIEW ADVISORY BOARD**

### **NOTES OF THE SPECIAL MEETING Monday, July 15, 2013 PRINCETON MUNICIPAL BUILDING Meeting Room A –5:00 P.M. Princeton, New Jersey**

PRESENT: James Begin, Alyce Bush, Robert Cerutti, Harry Cooke, Wendy Kaczerski, William Wolfe

ABSENT: Holly Nelson, Lydia Robinson

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 July, 2013.

#### **APPLICATIONS**

- a) 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

SPRAB held a special meeting to reaffirm its findings on the Avalon Bay application without Holly Nelson present. This report is an addendum to the June 24, 2013 previously submitted report; SPRAB did not provide comments on all of the 42 items from the June report.

SPRAB voted unanimously to review all 42 recommendations of the June 24, 2013 report, with a few comments and corrections as noted below with the original item numbers:

#### **CONDITIONS OF APPROVAL:**

SPRAB voted 5 members for and one alternate against keeping the recommendation item 1 as a condition of approval. All other conditions of approval as set forth below were supported unanimously.

1. Approve the townhouse set back and setback/height ratio variances only with the condition that all townhouses be two-story along Franklin.
5. The affordable units should be redistributed evenly and equally throughout the complex.
7. Increase bicycle storage capacity to at least 200 bicycles and demonstrate how more could be accommodated.
8. Provide for food waste composting throughout.

10. Envelope R values should not depend on state reimbursement.
11. Flat and south facing slopes should be kept clear for photovoltaic installation and a proposal from a third party solar installer should be entertained.
12. The new street from Henry to Franklin should be two way.
13. Fifty visitor parking spaces should be near the public entry with appropriate signage to encourage off-street visitor parking.
14. Garbage truck pickup should be moved or a turn around provided.
17. This item had a serious typo. The continuous sidewalk should be extended to Henry Avenue, not Harris Road.
19. SPRAB is divided as to whether the bridge over the new street should be eliminated entirely, or reduced to a single span enclosure at the third floor only, with maximum glass and with support columns flush with the building walls. No one found the proposed design acceptable.
27. An evergreen screen between the service drive and the single-family homes.
36. Develop loft level plans and sections and coordinate with space for mechanical units.

**SIGNIFICANT REMAINING DESIGN ISSUES:**

SPRAB did not comprehensively review the Avalon Bay revisions. It did note during the meeting that some revisions satisfactorily address recommendations and proposed conditions in the June 24, 2013 report.

SPRAB unanimously finds that the following significant design issues have not been sufficiently addressed by the applicant. SPRAB recommends, as a condition of approval, that the Planning Board establish a design review sub-committee, including at least two citizen volunteer architects, to interact with the applicant on further design development to achieve sufficiency.

20. Drop first floor slabs at the north end of buildings 1 and 2, using corridor ramps to provide accessible entries closer to the entrance drive and the parking deck elevator lobby.
22. Reduce the mass and scale of the apartment buildings by eliminating the tall hip roof forms and reducing the size of hip and gable forms.
23. Step the stone base with the grade to keep it less than one full story.
- 25 (and 22). SPRAB asked for an open archway or publicly accessible vestibule at the center of Building 2. The more massive and formal façade with which the applicant responded is much worse than the first version, which brought the scale down better.

29. The increased green area is an improvement, but the north south crosswalk/drop-off length was not reduced from 120 feet to 73 feet and is inconsistent in scale.

With no further business before the Board, motion was made by W. Kaczerski and A. Bush seconded the motion to adjourn the meeting at 7:10 p.m.

Respectfully submitted,

Kerry A. Philip  
Secretary