

SITE PLAN REVIEW ADVISORY BOARD

NOTES OF THE SPECIAL MEETING Tuesday, August 26, 2014 PRINCETON MUNICIPAL BUILDING Meeting Room A –7:30 P.M. Princeton, New Jersey

PRESENT: James Begin, Alyce Bush, Robert Cerutti, Harry Cooke, Dana Molina (7:35),
Pamela Rew

ABSENT: Holly Nelson, Lydia Robinson, William Wolfe

ALSO PRESENT: Derek Bridger, Zoning Officer; Kerry A. Philip, Secretary

Vice Chairman Cerutti 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 8th day of August, 2014.

MINUTES

- a) April 29, 2014 – Motion was made by P. Rew and H. Cooke seconded the motion to approve the minutes. The vote was 3-0 in favor. Motion carried.
- b) May 14, 2014 – Motion was made by R. Cerutti and A. Bush seconded the motion to approve the minutes. The vote was 4-0 in favor. Motion carried.

APPLICATION

- a) Princeton (Edens) LLC
Minor Site Plan – McCaffrey's Facade
301 N. Harrison Street
Block 7401, Lot 1
File #P1414-069PM
MLUL Deadline: 9/18/14

Representatives for the applicant: Anne Studholme, Esq.; Joshua Zinder, Architect for the Applicant; David Germakian, Development Manager Edens LLC; Geoff Sharpe, Landscape Architect Edens LLC; James McCaffrey, store owner; Tony Diggan, Bohler Engineering.

Anne Studholme, Esq., stated that Edens purchased the Princeton Shopping Center two years ago and they are very excited to be a part of the Princeton community. Joshua Zinder, Architect for the applicant, stated that the goal was to simplify the façade of McCaffreys and to make the building welcoming. The proposed façade modification is for the integration of wood elements with the existing façade, new signage and minor modifications to the front entrance. Sidewalk improvements are proposed to clean up the area. The base of the building will be made of precast concrete panels. The entrance vestibule will be made of glass and an aluminum frame. The proposed new signage and lighting plan was described.

A. Bush asked about maintenance of the wood on the façade, David Germakian, applicant, stated that the wood (cedar) will be maintained and treated bi-annually.

Tony Diggan, Engineer for the applicant, stated that the applicant intends to replace the sidewalk because the existing sidewalk is too narrow. The new sidewalk will be at grade. R. Cerutti expressed concern about a stray car hitting the building and recommended bollards or another protective measure. Mr. Zinder stated that a heavy planted may be preferred by the applicant.

Pertaining to the proposed landscaped island, an evergreen shrub was recommended for year round green plantings. Native grasses were also recommended in the landscaped island. H. Cooke stated that although it is not a part of the proposal he recommended more landscaping in the green space to the right of the entrance.

Mr. Zinder then described the proposed recessed lighting in the canopy. R. Cerutti expressed concern that the linear light may cause glare and Mr. Zinder advised that there should be no problems with glare since they are intentionally using a dark material against the white façade. H. Cooke asked if the applicant considered skylights in the canopy area. Mr. Zinder stated that the canopy is going to be lifted two feet from its current location so there will be more light in that space. The new canopy will be a simple design, thinner than what exists.

P. Rew suggested that the applicant add more wood to the remaining white part of the building. H. Cooke stated that a front entrance should go directly into the store but the way this store is designed patrons have to enter the vegetable and fruit department. He asked the owner of the store to consider making the exit into the entrance in the future. Mr. McCaffrey stated that he plans on modifying the interior space to match the new design and will consider this.

A. Bush asked if there is any chance in the future for the store to offer a coin operated system for the shopping carts, this approach may reduce damage to vehicles caused by stray shopping carts in the parking lot. H. Cooke stated that the proposal is an improvement over what exists.

Based upon the foregoing, a motion was made by H. Cooke, seconded by A. Bush and carried by a vote of six ayes to classify this application as a minor site plan, endorse the joint Engineering and Zoning Report dated August 19, 2014 and to recommend approval of the application with the following recommendations.

1. Bollards or heavy planters are recommended along the north edge of the new sidewalk area, for protection of pedestrians and the building from an errant automobile.
2. Some evergreen shrubbery is recommended in the proposed landscape island.
3. Native grasses are recommended in the proposed landscape island.
4. The applicant must provide in writing verification about the size of the current McCaffrey's sign relevant to the proposal.
5. As noted on the plan, all proposed lighting must be LED and recessed.

COMMENTS

Although not a part of the proposal, Mr. Cooke asked the applicant to consider installing additional landscaping in the open area to the right of the building to create a park-like atmosphere. He also proposed a specific redesign of the building entrance/exit area to alleviate some current problems.

Vote on motion:

For: Begin, Bush, Cerutti, Cooke, Molina, Rew

Against: None

Abstain: None

With no further business before the Board, motion was made and seconded to adjourn the meeting at 8:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kerry A. Philip". The signature is written in black ink and is positioned above the printed name and title.

Kerry A. Philip
Secretary