

**SITE PLAN REVIEW ADVISORY BOARD**

**NOTES OF THE REGULAR MEETING**

**Wednesday, February 11, 2015**

**PRINCETON MUNICIPAL BUILDING**

**Meeting Room A –7:30 P.M.**

**Princeton, New Jersey**

PRESENT: Alyce Bush, Robert Cerutti, Harry Cooke, Dana Molina, Pamela Rew, Lydia Robinson, William Wolfe

ABSENT: Holly Nelson

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

Secretary Philip 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 4<sup>th</sup> day of December, 2014.

**REORGANIZATION**

- a) Nomination and Election of Chairman
- b) Nomination and Election of Vice-Chairman

A. Bush and H. Cooke were appointed as the Nominating Committee. A report will be provided at the next meeting.

**RESOLUTIONS**

- [1] 2015 Calendar – Motion made by H. Cooke and R. Cerutti seconded the motion to approve the 2014 calendar of meeting dates. The vote was 7-0 in favor. Motion carried.
- [2] Appointment of SPRAB Secretary - Motion made by H. Cooke and R. Cerutti seconded the motion to approve the appointment of Kerry A. Philip as Secretary. The vote was 7-0 in favor. Motion carried.
- [3] Fixed Charges for Meeting Notices - Motion made by H. Cooke and R. Cerutti seconded the motion to approve the fixed charges for meeting notices. The vote was 7-0 in favor. Motion carried.
- [4] Special Meetings - Motion made by H. Cooke and R. Cerutti seconded the motion to approve the notice for special meetings. The vote was 7-0 in favor. Motion carried.

**MINUTES**

- a) November 12, 2014 – Motion was made by A. Bush and D. Molina seconded the motion to approve the minutes as amended. The vote was 4-0 in favor of those eligible to vote. Motion carried.

## APPLICATION

- a) 7-Eleven, Inc.  
Prelim/Final Major Site Plan w/variances  
259 Nassau Street  
Block 48.01, Lots 9, 16, 17, 20  
File #P1414-068P  
MLUL Deadline: 4/9/15

Representatives for the applicant: Douglas Janacek, Esq., Gibbons PC; Richard V. Kenderian, Maser Consulting; Perry Petrillo, Petrillo Architects, Jeffrey Fiore, Maser Consulting; Daniel Haggerty, Esq., legal counsel for Viking, LLC; Robert Bratman, Viking, LLC.

The request by 7-Eleven, Inc. is for major site plan approval to convert 4,945 square feet of the existing building into a 7-Eleven (fronting Nassau Street) and the remaining 3,505 square feet of the building into the United States Post Office (rear of the property).

Mr. West referenced a supplemental traffic report dated 2/9/15 was provided by the town's traffic consultant. W. Wolfe stated that the main issue would be having a post office and a convenience store and questioned if the driveway has the capacity for left turn movements out of the site. Mr. West stated that it has the capacity but there is a potential bottleneck problem with left turn movements into the site from Nassau Street.

Douglas Janacek, Esq., legal counsel for the applicant, stated that the proposal is a repurposing of an existing building and asked the engineer to address the board. Mr. Kenderian stated that the building is 8,450 sf in size, there is a driveway and parking in the rear. The building has been vacant for many years. The proposal is to repurpose the building for a 7-Eleven convenience store fronting on Nassau Street and the Princeton Post Office in the back. The proposal also involves restriping of the parking lot, repaving the rear lot for parking and enhanced landscaping. He advised that PEC recommended drainage towards the southeasterly portion into a grass swale and the applicant has no objection to this, all staff reports were reviewed and he sees nothing problematic. Regarding light illumination, vertical illumination with LED lighting is proposed and no light spillage will occur. W. Wolfe asked the hours of operation for the 7-Eleven, Mr. Kenderian stated that the business is open from 5:00 am till 2:00 am seven days per week and there are two employees per shift. The following are the post office hours of operation: Monday through Friday 9am to 4:30 pm and Saturday 9am to 1pm. The peak times for each operation does not coincide so they are complimentary uses. Mr. Kenderian stated that the main identification sign will be an illuminated sign.

Jeffrey Fiore, traffic consultant for the applicant, stated that the truck traffic is as follows:

- One or two traffic trailers per week
- 14 box trucks per week
- 3-4 delivery trucks per day

Mr. Fiore stated that there is adequate space on site for all trucks to turn around. Jack West, Land Use Engineer, requested a template of the radii for all truck traffic. Mr. Fiore stated that truck traffic is anticipated to occur between 6am and 6pm, typically during off peak hours. Pertaining to left turn movements, Mr. Fiore stated that when turning into the site from Nassau

Street there would be a one car queuing period in the driveway to turn left into the small parking area for the convenience store. W. Wolfe asked about cars in the southbound lane on Nassau Street waiting to turn left in to the site. Mr. Fiore stated that this would not cause a back-up of traffic on Nassau. P. Rew stated that offering only five parking spaces in front of the 7-Eleven could be problematic, offering parking in the rear of the site is good but some people may not be aware of the additional parking area and this situation does not meld with the immediacy expected by the public from this business. D. Molina stated that this is the same parking lot that existed for a previous convenience store in the 1980's, there was no problem then and this should not be a problem now.

Perry Petrillo, Architect for the applicant, presented the floor plan for 7-Eleven. He stated that the applicant is maintaining the existing brick veneer façade, it is intact although minor restorations are needed. The doors to the business will be relocated in addition to three awnings and branding on the building.

Daniel Haggerty, Esq., legal counsel for the owner of Lots 9 & 17 (Viking, LLC) stated that Princeton University is the owner of Lot 16 and a perpetual easement was created in 1950 to use the driveway to access the adjacent parcels and in November 2014 a license agreement was signed to secure the right for parallel parking spaces within Lot 17 for a period of 25 years. W. Wolfe asked who would be responsible driveway repairs. Mr. Haggerty stated that Viking, LLC will maintain the driveway as long as Princeton University continues the allowance to use that driveway.

W. Wolfe stated that it looks like more parking can be provided in the rear. H. Cooke recommended this to eliminate the parallel parking spaces along the drive. Mr. Haggerty stated that there may be opposition because many people wish to reduce the impervious coverage and this would result in another variance. Derek Bridger, Zoning Officer, stated that there needs to be a buffer between the two zones. W. Wolfe stated that the parking area looks very cramped, the angles for the southernmost spaces are only 15 feet deep and recommended a slight pivoting of the spaces to eliminate the parallel parking spaces along the driveway. R. Cerutti stated that he had some difficulty maneuvering in the parking area.

Mr. West stated that he is recommending an east/west sidewalk connection from this property to the University property. He feels that this connection is very important and recommended that the surface be changed from asphalt to concrete with a lip. W. Wolfe asked if there is anything in the staff reports that the applicant is unable to accommodate. Mr. Janacek stated that there is nothing they would not consider but he is unwilling to commit to anything prior to Planning Board review. Mr. Haggerty stated that in response to a comment in the Planning Composite, there is one space in the back that can be eliminated but the parking is in compliance with code so they do not wish to eliminate the space. D. Molina expressed concern about designating two parking spaces for post office employees due to the limited parking spaces for the entire site.

Mr. West stated that two variances were created by the request of staff and he will recommend approval to the Planning Board, the variances involve the loading area and the pedestrian connection to the University properties. Mr. Haggerty stated that Viking, LLC has no objection to 6.0(a)10 pertaining to a more appropriate treatment of the asphalt pedestrian path and that the metal access plates on the west side of the building will be replaced or eliminated.

The recycling procedure for all 7-Eleven stores was described by Mr. Kenderian, a compost bin and a recycling bin will be included in their waste enclosure area and the enclosure area expanded for the extra recycling bins.

W. Wolfe asked about façade improvements to the southern side of the building. Mr. Bratman stated that it was re-sided recently and a new roof was installed approximately two years ago so nothing further is being considered. W. Wolfe expressed concern about the counter flashing at the southwest corner near the parapet, there is no down spout and he wants to be sure that there will be no problems with drainage in this area.

W. Wolfe asked the applicant to consider a layout for solar panels when considering the location of the HVAC equipment on the rooftop. In addition, he requested that the color rendering be revised to show the center awning centered under the pediment of the front façade, as shown in the elevation. He then recommended that the applicant develop a landscape plan including ground cover to restore the area labeled as woods, which has been severely neglected.

After some discussion about the parking area in the rear, the Board determined that the parking is functioning well as it is designed so an expansion is not being recommended.

Based upon the foregoing, a motion was made by R. Cerutti, seconded by P. Rew and carried by a vote of seven ayes to classify this application as a Major Site Plan, endorsing all the recommendations contained in the joint Engineering and Zoning Report dated January 15, 2015, the IH Engineers report of 1/8/15 and supplemental technical report dated 2/9/15, the report from the Princeton Environmental Commission dated 1/29/15, the report from the Shade Tree Commission dated 1/22/15 and to recommend approval of the application, with the following recommendations as conditions of approval.

### RECOMMENDATIONS

1. The three variances noted in the staff report should be approved.
2. SPRAB endorses the Land Use Engineer's request for a new sidewalk extending from the sidewalk on Nassau Street along the west side of the building, and extending beyond the rear parking lot entrance to connect to the Princeton University properties. This new pedestrian sidewalk should be made of concrete or other paving that contrasts to the asphalt driveway, and be raised if possible above the surface of the driveway. The wheel stops currently separating the walk from the parallel parking should be eliminated.
3. The applicant should develop a landscape plan to restore the area labeled as woods, which has been severely neglected. The Landscape Subcommittee should review this along with the proposed landscape plan.
4. Racks for at least 10 bicycles should be provided.
5. The applicant should expand the waste area enclosure to accommodate compost and recycling bins as well as trash.
6. The applicant should review and demonstrate how vehicles can maneuver in and out of the southernmost three parallel parking spaces at the southern end of the driveway.
7. Turning radii for all vehicles that enter the site must be submitted to the Land Use Engineer for review and approval.
8. The applicant should provide documentation to the Planning Office on the hours of operation for the post office, 7-Eleven and truck deliveries.

9. The color rendering should be revised to show the center awning centered under the pediment of the front façade, as shown in the elevation.

### COMMENTS

The applicant was asked to consider installing solar panels and to lay out rooftop HVAC units to accommodate and not shade them. W. Wolfe asked the property owner, in addition to considering a Power Purchase Agreement that they consider direct purchase of a Photovoltaic system covering both tenant meters, so as to benefit from the Federal tax incentive and the SREC revenue.

The applicant stated that they had no problem with the recommendations of SPRAB and/or the Planning composite with the exception of eliminating one compact parking space for additional turn around room in the parking lot. H. Cooke found fault with the applicant's lack of commitment to executing these recommendations and the recommendations within the joint Engineering and Zoning Report dated January 15, 2015.

L. Robinson voiced concern that there will be sufficient deleterious effect of increased car and truck traffic and congestion from many different existing and proposed uses in this section of Nassau Street to merit an independent overall consolidated traffic analysis and recommendations for signaling, signage, parking, etc., to be commissioned by the municipality.

Vote on motion:

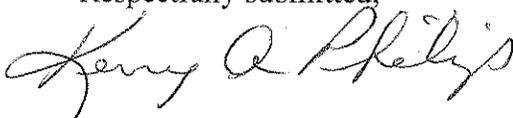
For: Bush, Cerutti, Cooke, Molina, Rew, Robinson, Wolfe

Against: None

Abstain: None

With no further business before the Board, motion was made and seconded to adjourn the meeting at 9:10 p.m.

Respectfully submitted,



Kerry A. Philip  
Secretary