

SITE PLAN REVIEW ADVISORY BOARD

NOTES OF THE SPECIAL MEETING Tuesday, August 11, 2015 PRINCETON MUNICIPAL BUILDING Meeting Room A –7:30 P.M. Princeton, New Jersey

PRESENT: Alyce Bush, Harry Cooke, Dana Molina, Lydia Robinson, William Wolfe

ABSENT: Robert Cerutti, Robert Freudenberg, Holly Nelson, Pamela Rew

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 16th day of July, 2015.

APPLICATION

- a) Trustees of Princeton University
Prelim/Final Major Site Plan – Child Care Facility
180 Broadmead
East Campus - North of Faculty between Broadmead and FitzRandolph
Block 50.01, Lot 18
File #P1515-193P
MLUL Deadline: 10/23/15

Representatives for the applicant: Christopher DeGrezia, Esq., Drinker Biddle & Reath; Thomas O'Shea, Van Note Harvey Associates; Ron McCoy, Princeton University Architect; Robert Rock, Landscape Architect; Lorine Murray-Mechini, Applicant.

The request by the University is for the construction of a one-story child care facility for 180 children ranging from infant to pre-school age. The proposal will replace the existing nearby facility. Disturbance will occur on approximately three acres of the parcel.

Christopher DeGrezia, Esq., attorney for the applicant stated that the project is for a new child center, the concept plan was presented earlier this year.

Ron McCoy, Princeton University Architect, presented a power point presentation. He advised that their project architect is unable to attend the meeting tonight due to flight problems. The architect is an expert in designing day care facilities and is sensitive to scale the building to fit in a residential neighborhood. Mr. McCoy stated that it is a modest building and the site is located at the east end of the campus. He presented the 2010 sidewalk improvement plan showing an enhancement to the southeast quadrant which recently has concluded. A solar orientation program was used to determine the footprint of the building so that the building faces to the south.

Mr. McCoy advised that there is an unnamed road that is proposed to be paved and made into a parking lot (lot 22), the parking lot is designed around the healthiest of the trees. Several trees are

being removed but these are the least healthy and in threat of survival. The parking area is designed with 45 parking slots, the analysis of peak load drop off is 31 spaces (w/10% factor equals 34 parking spaces). The parking lot will be used only for pick up and drop off and employees will be instructed to park in lot 21 therefore 45 parking spaces are more than what will be needed. An apron is proposed at the entrance to the parking lot to help slow the traffic, and two way traffic circulation is being considered. Sidewalks along both north and south edges of the parking lot are proposed and an additional sidewalk connecting FitzRandolph to Broadmead street sidewalk is already in place. The building is situated 49 feet from the parking area. The playground has a chain link fence around its perimeter. Between the fence and property development limit line, stormwater basins are proposed. Mr. McCoy presented a slide of the front entry and stated that the design provides stroller storage, bike bollards and benches for a community gathering area. An open space is provided for a small play area, the revised detail is in response to staff reports received. SPRAB members asked that the revised detail be presented to the planning board.

The applicant wishes to preserve the allee of trees along the eastern side of the property. There has been no protection of the root system for those trees so new curbing will be installed to protect the trees. Additional trees are proposed along the parking lot to reestablish and enhance the tree canopy. He advised that staff reports requested a crosswalk across Broadmead but this is not proposed, the applicant feels there is no need for this because there is no sidewalk on the east side and they do not belong to that swim club.

He presented the elevations and stated that the proposed materials are stucco and cedar. He stated that they are tracking for LEED certification and identified a number of key elements for sustainability including solar, insulation approaches, the overhang of the building is designed to let winter light in and summer sun out and cross ventilation for air conditioning.

Thomas O'Shea, Engineer for the applicant, stated that one variance is being requested pertaining to the parking stall size, 9'x18' is proposed whereas 9'x19' is required. Pertaining to storm water management, .6 acres of additional impervious results from this development and the proposed system can pick this up. He advised that the system will be in compliance with code and they are working with the municipal engineer to satisfy concerns raised by the stormwater consultant. He stated that gas lamp fixtures are proposed for the lighting although long term LED lighting is being considered in the future.

Chairman Wolfe stated that concrete aprons were suggested in staff reports but he agreed with applicant's proposal of cobble pavers within the driveway aprons to slow the traffic entering the site and agreed with staff's recommendation to continue concrete sidewalks across these. The concrete walk in front of 171 Broadmead should extend as far as the maintenance entry on the east end of the proposed building. Jack West, municipal engineer, confirmed that he accepts a cobbled paver at the driveway apron with concrete sidewalks across.

SPRAB recommended that the placement of the crosswalk in the middle of Lot 22 should be reconsidered as it does not connect with sidewalks at either end. If it were connected, it should be flush concrete just as the walks that continue across the aprons.

Chairman Wolfe does not recommend striping of the aprons. He also felt that providing a concrete sidewalk across the middle of the parking lot instead of striping the area makes more sense. He noted that staff asked that this be connected to the sidewalks on either side and it makes sense to provide a connection to the north side. Mr. O'Shea stated that crosswalks are proposed at

Broadmead and FitzRandolph and their traffic consultant did not feel that an additional crosswalk was needed. Mr. McCoy stated that further study of the sidewalks and crosswalks are needed.

Chairman Wolfe stated that sheet CE-6 shows many lights within the playground area. Robert Rock, landscape architect for the applicant, stated that lower scale bollards are proposed in this area. Mr. O'Shea stated that this detail will be revised after Planning Board review.

A. Bush asked the hours of operation. Mr. McCoy stated that they are 7am to 7pm. The employees of the child care center will be asked to park in parking lot 21 but some may park on the street.

Chairman Wolfe asked about taking the infants out of the building in case of an emergency. Lorine Murray-Mechini, applicant, stated that the cribs are portable so all the infants can be taken out of the building. Mr. McCoy stated that there are carts (kinder carts) which offers seating for multiple children in one cart so they can be moved out the building quickly. He advised that there are 65 employees, a maximum of 60 people will be on site at one time.

Chairman Wolfe asked about the stormwater consultant's request for the applicant to consider removing a berm in the middle of the detention basin. Mr. O'Shea stated that they wished to create little pools for movement throughout the site but the basin may end up being smaller in response to the stormwater consultant's comments. Chairman Wolfe recommended that the berm in the west corner of the basin be shorter with less berm for a softer look.

Chairman Wolfe asked for plantings around the trees in place of large areas of mulch, Mr. Rock noted that the mulch is a part of the process for aeration. After the remediation he recommended the introduction of plantings around the trees. Mr. West stated that there are some remaining concerns about the trees and the overhang of the building and advised that he will work with the applicant to come up with a resolution. Chairman Wolfe recommended that the applicant consider moving the building to the west to minimize harm to the six trees along its east side.

Chairman Wolfe recommended that the applicant prepare a statement from the applicant's traffic engineer about the traffic calming measures proposed within the parking lot and present this to the Planning Board.

Mr. McCoy stated that the sidewalk to the north of the parking lot is 4 feet wide because there are tree roots that would be impacted if the sidewalk is widened. Chairman Wolfe suggested that the sidewalk be six feet wide to allow for auto overhangs. Four feet are fine elsewhere. Further study by the applicant is needed.

Chairman Wolfe noted that Sheet L100 has a notation that shows Type 1 chain link fence and the arrow is pointing to the perimeter fence, he noted that it should be type 2 fencing or the arrow should point to the interior fence. Mr. DeGrazia noted that this will be corrected.

Based upon the foregoing, a motion was made by D. Molina, seconded by L. Robinson and carried by a vote of five ayes to classify this application as a Major Site Plan, endorsing all the recommendations contained in the joint Engineering and Zoning Report dated July 15, 2015 with the following recommendations.

RECOMMENDATIONS

1. SPRAB recommends approval of the variance for the parking stall size.
2. SPRAB concurs with the applicant's use of cobble pavers at the driveway aprons but agrees with the staff's recommendation to continue concrete sidewalks across these. The concrete walk in front of 171 Broadmead should extend as far as the maintenance entry on the east end of the proposed building.
3. Sidewalks that abut curbs at parking stalls should be six feet wide to the curb to allow for auto overhangs. Four foot sidewalks are fine elsewhere.
4. The placement of the crosswalk in the middle of Lot 22 should be reconsidered as it does not connect with sidewalks at either end. If it were connected, it should be flush concrete just as the walks that continue across the aprons.
5. The sidewalk along the north side of Lot 22 seems to interfere with many trees intended to be saved, especially along the drive at the west end. The applicant should consider eliminating this sidewalk as well as the mid-lot crosswalk.
6. The applicant should consider moving the building to the west to minimize harm to the six trees along its east side.
7. The applicant's Traffic Consultant should respond to the Planning Board about the concern for the effect of the two-way traffic pattern in Lot 22 on the intersection of Broadmead and Faculty Road/Hartley Avenue. This should include any proposed traffic calming devices and/or sight line improvements.
8. The applicant should consider eliminating the spillway and instead reducing the height of the berm on the west end of the basin to naturalize the land form.
9. Revise the Site Lighting Plan for presentation to the Planning Board, identifying the style of light bollards and the footcandle pattern of light within the playground. Correct these on the Site Layout Plan.
10. SPRAB agrees with the Landscape Consultant that the chain link fence should be painted in a dark color.
11. Sheet L100 has a notation for Type 1 interior chain link fence with an arrow pointing to the perimeter fence. Correct the arrow to point to the interior fence.
12. Shrubs or ground cover should eventually be planted in the large mulch beds that surround the preserved trees.
13. The Landscape Subcommittee should review all plantings.

COMMENTS

SPRAB applauds the overall project's sustainability, scale, and character.

The "Princeton University Gas Lamps" are a standard throughout campus and are actually 85W Metal Halide. SPRAB agrees with the Municipal's Engineer in accepting this style of lighting at this time. The applicant believes these fixtures will eventually be converted to something similar to LED, but cannot propose this now.

Vote on motion:

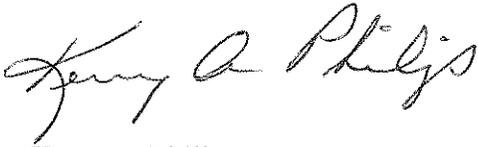
For: Bush, Cooke, Molina, Robinson, Wolfe

Against: None

Abstain: None

With no further business before the Board, motion was made and seconded to adjourn the meeting at 8:50 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.

Kerry A. Philip
Secretary