

## **SITE PLAN REVIEW ADVISORY BOARD**

### **NOTES OF THE REGULAR MEETING**

**Wednesday, June 8, 2016**

### **PRINCETON MUNICIPAL BUILDING**

**Meeting Room A –7:30 P.M.**

**Princeton, New Jersey**

**PRESENT:** Alyce Bush, Robert Cerutti, Harry Cooke, Lisa Marcus-Levine, Lydia Robinson, William Wolfe

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

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

Chair 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 23<sup>rd</sup> of November, 2015.

### **MINUTES**

- a) April 13, 2016 – Motion was made by H. Cooke and R. Cerutti seconded the motion to approve the minutes as amended. The vote was 6-0 in favor of those eligible to vote. Motion carried.

### **APPLICATIONS**

- a) Brandon Real Estate Development Co., LLC  
Minor Site Plan  
775 State Road  
Block 901, Lot 16  
File #P1515-272P  
MLUL Deadline: 6/27/16

Representatives for the applicant: Richard Schatzman, Esq., David Schmidt, DS Engineering.

Mr. Schatzman stated that the applicant has reviewed the recommendations and they agree to everything in the reports. They will do a landscape plan and bonding for maintenance will be provided. No lighting is proposed. Pertaining to the zoning/engineer report, trees will be installed and a portion of the gravel will be removed and replaced with lawn and they will provide a small trash receptacle on site. The Taylor Rental sign on site will be removed and performance and maintenance guarantees for the landscaping for a two year period will be provided.

R. Cerutti questioned the screening from the residential zone. David Schmidt, Engineer for the Applicant, stated that with the stream and the wooded area they feel it should be adequate. Mr. Schatzman stated that if the municipal arborist feels that additional trees are needed this will be done.

Mr. Schmidt stated that regarding the landscaping, he is unsure if Leyland Cyprus trees were planted but this is what they had requested. Mr. Bridger stated that the landscaping appears to be arborvitae. Mr. Schmidt stated that they will install additional bushes and trees. Mr. West stated that there are more trees identified on the plan than what exists. Chair Wolfe asked that the new trees be planted six feet on center, and the number of trees should be double to triple what exists. R. Cerutti stated that the trees should be staggered and to the property line. Mr. Schmidt advised that there is no water on site so water is trucked in weekly for watering the landscaping.

The applicant was asked to provide a complete landscape plan to be reviewed and approved by the Land Use Engineer and Municipal Arborist. The property should be totally screened within a two year period. Mr. West stated that he will work with the municipal arborist to provide a solid screen. Mr. Schmidt stated that the landscape plan will delineate what is lawn and what is drive. Lawn is proposed in front of the building.

Mr. Schmidt stated that some of the gravel must be removed away from the riparian buffer and this will be done. A split rail fence is required by the NJDEP along the limits of disturbance and this will also be done. Chair Wolfe asked that revised plans be submitted to clearly show the gravel being removed along the riparian line.

L. Marcus-Levine stated that new vehicles pollute and something is needed along the edge of the property that will filter anything flowing towards the Van Horne Brook. A bioswale was recommended for the future applications involving this property.

Chair Wolfe stated that the layout of vehicles on the plan shows 91 automobiles but the wording for the "Proposed Use" on the plan identifies storage of 90 to 100 vehicles. He asked that the wording be changed to approximately 90 vehicles.

Based upon the foregoing, a motion was made by R. Cerutti, seconded by H. Cooke and carried by a vote of six ayes to classify this application as a Minor Site Plan, recommend approval of the Minor Site Plan to the Planning Board and endorsing the joint Engineering and Zoning Report dated May 24, 2016 with the following recommendations.

### **RECOMMENDATIONS**

The applicant must submit revised plans for review and approval by the Municipal Land Use Engineer and the Municipal Arborist. The plans should show compliance with all comments in the joint Engineering/Zoning report and include the following.

1. The existing "Taylor Rental" sign must be removed.
2. A trash receptacle must be placed onsite for employees that are dropping off or picking up cars.
3. A landscape plan, including Leyland Cypress trees planted in a staggered pattern to the property line and spaced no more than six feet on center. The planting configuration should provide for a total screening of the cars, as seen from State Road, within a two year period.
4. The revised plans must accurately delineate the existing and proposed lawn area and a single driveway to be no more than 24 feet wide and bent to enhance the overlapping evergreen screening.

5. Except for the single driveway, the existing gravel and asphalt along the front of the site should be removed and replaced with lawn and/or other plantings.
6. The revised plans must identify the section of the gravel being removed along the riparian buffer and indicate the planting of lawn or other plantings to replace the gravel.
7. On Sheet 1 of 1 the wording of the "Proposed Use" should be revised to "Storage of approximately 90 New Motor Vehicles".
8. A split rail fence is required by the NJDEP along the limits of disturbance, this should be shown on the revised plan.
9. A copy of the NJDEP approval letter for the Freshwater Wetlands Transition Area Waiver must be provided to the Planning Office for the file.

### COMMENT

A bioswale for mitigation purposes and to control runoff into the Van Horne Brook is recommended for future applications.

Vote on motion:

For: Bush, Cerutti, Cooke, Marcus-Levine, Robinson, Wolfe

Against: None

Abstain: None

- b) Laura Edwards  
Minor Site Plan w/use variance  
397 Cherry Hill Road  
Block 4001, Lot 12  
File #Z1515-305UPM  
MLUL Deadline: 8/26/16

Representatives for the applicant: Richard Schatzman, Esq., McCarthy & Schatzman; David Schmidt, DS Engineering; Laura Edwards, Applicant, Jerry Ford, Ford3Architects.

Mr. Schatzman stated that the proposed sign will be eliminated and the new sign will be compliant and will provide the owners name and address.

H. Cooke stated that the entrance site line should be reviewed, landscaping and quick driving speeds along the road made it difficult when attempting to leave the site. Mr. Schmidt stated that the applicant will clear the shrubbery within the site triangle.

Mr. Schatzman stated that staff recommended shielding with landscaping from other residential areas and this will be done. Chair Wolfe asked if planting is proposed between the guestrooms and the property to the north so the residence will not be viewed. Mr. Schatzman stated that this will be done.

Wendy Mager, resident, stated that she lives two doors down and she is in favor of having a Bed and Breakfast in this location. She stated that the adjacent homeowner had expressed his acceptance of the plan but he passed away recently.

Mr. Schatzman stated that the applicant agrees to provide a bike rack, a dedication along the roadway and will demonstrate the turning radii for emergency vehicles. The applicant is willing to modify any detriment to the neighborhood since this involves a D-1 variance. A maximum sign of one square foot is permitted and this will be proposed.

Mr. Schmidt stated that a truck came on site this year and turned around so he knows it works and the Fire Chief worked with him on the turn-around location for emergency vehicles. Mr. West stated that there are four parking spaces on the west side of the circle so this area may need a slight massaging to make sure a truck can maneuver safely. Mr. West stated that typically the fire department is left with the final decision on the design.

L. Marcus-Levine stated that since there is an increase of the use on this property will the toilet fixtures be able to handle the increased flow and she also recommended low flow toilets. She asked if the applicant considered putting in solar or LED lighting. Mr. Schmidt stated that LED lighting on the exterior of the house already exists. Mr. Ford stated that they have no plans to provide solar. The interior space will be retrofitted to make it energy efficient.

Mr. Schatzman stated that this is a very modest proposal and the special reasons for the negative criteria will be testified to at the Zoning Board meeting.

H. Cooke asked about the kitchen, Mr. Bridger advised that the records do not indicate that there are permits for the kitchen and the kitchen should be removed if the application is denied. He stated that if there are no permits then permits would need to be pulled.

Based upon the foregoing, a motion was made by R. Cerutti, seconded by H. Cooke and carried by a vote of five ayes to classify this application as a Minor Site Plan, recommend approval of the Minor Site Plan to the Planning Board and endorsing the joint Engineering and Zoning Report dated April 28, 2016 with the following recommendations.

### RECOMMENDATIONS

1. The proposed sign (four square feet) should be replaced with a compliant sign (one square foot in size) including the owner's name and street number for easy identification. The proposed materials and details of the sign should be provided to the Zoning Board.
2. Any vegetation obstructing the site triangle at the entry driveway must be removed for clear visibility.
3. The applicant should revise the drawings to enlarge the main circular turn-around to accommodate a turning radii for emergency vehicles. The extra spur shown should be eliminated.
4. A landscape plan is recommended to provide a visual buffer of the barn from the residence to the north.
5. Low flow toilets were recommended to reduce water usage.
6. Cherry Hill Road is classified as a major collector road in the Master Plan and the applicant agreed to provide a 25 foot right-of-way dedication along Cherry Hill Road.
7. A bike rack should be provided.

**COMMENT**

L. Marcus-Levine asked the applicant to consider solar panels. W. Wolfe concurred and recommended the applicant consider investing in the installation of solar panels at least on the south facing roof of the barn in order to benefit from the combined economic rewards of utility company reimbursement, the Federal IRS tax credit, and N.J. State Sustainable Energy Certificate Rewards Program.

Vote on motion:

For: Bush, Cerutti, Cooke, Marcus-Levine, Robinson, Wolfe

Against: None

Abstain: None

With no further business before the Board, motion was made and seconded to adjourn the meeting at 8:45 p.m.

Respectfully submitted,



Kerry A. Philip  
Secretary