

SITE PLAN REVIEW ADVISORY BOARD

NOTES OF THE REGULAR MEETING

Wednesday, May 11, 2016

PRINCETON MUNICIPAL BUILDING

Meeting Room A –7:30 P.M.

Princeton, New Jersey

PRESENT: Robert Cerutti, Harry Cooke, Lisa Marcus-Levine, Pamela Rew, Lydia Robinson, William Wolfe

ABSENT: Alyce Bush, Robert Freudenberg, 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 23rd of November, 2015.

MINUTES

- a) December 2, 2015 (revised) – Motion was made by R. Cerutti and P. Rew seconded the motion to approve the revised minutes. The vote was 5-0 in favor of those eligible to vote. Motion carried.

Derek Bridger recused himself from the following application.

APPLICATION

- a) Institute for Advanced Study
Minor Site Plan – Simons Dining Hall
Einstein Drive
Block 10501, Lot 1.03
File #P1616-314P
MLUL Deadline: 4/10/16, ext. to 5/12/16

Representatives for the applicant: Christopher Tarr, Esq., Stevens and Lee; William Grip, Applicant; Robert Russell, HMR Architects; Stephen Lederach, HMR Architects; Thomas O'Shea, Van Note Harvey Associates.

The applicant is seeking minor site plan approval to construct a 3,400 sf underground addition to the Simons Dining Hall, reconstruction of the existing elevator lift, and landscape improvements to the area between Simons Dining Hall and Building B.

Christopher Tarr, Esq., legal counsel for the applicant, stated that bike racks have been installed. Robert Russell, Architect for the Applicant, gave a Power Point presentation and stated that Simons Hall is the only dining hall for the Institute. It was opened in 1970 and no renovations have taken place since that time. Over the last 46 years there has been expansions within the campus and

increased demands in food options. Food service is provided at lunchtime and they offer evening meals; waiter service is provided two nights per week. A light continental breakfast is available and some food is prepared for on-site seminars.

The project is located at the southern part of Einstein Drive and involves the Dining Hall (B Building), D Building, and Fuld Hall. The applicant is proposing an underground addition to expand and renovate their existing food service facility. The expansion provides additional dry and refrigerated storage. The existing food preparation service areas will also be renovated. Above grade work associated with the project is limited to reconstruction of the existing service lift enclosure to incorporate a service elevator and new code compliant kitchen ventilation and associated stair walks and retaining wall.

Mr. Russell described the interior space of the additions and advised that insufficient storage is available at this time so additional storage areas are proposed. He stated that the lift is currently in poor condition has leaks, and has had maintenance problems for the past four years. The proposed elevations of the addition is 17' x 17' which is lower than the height of the dining hall. The addition will have a freight elevator and ventilation is provided.

Thomas O'Shea, Engineer for the Applicant, referenced the Birch Garden and advised that it is considered the lower story and is accessed from a pathway to the north. A concrete wall near the loading dock will be shifted for the proposed improvement. Two trees are proposed to be removed for this addition; one of the trees is in poor condition.

Mr. Russell stated that bike racks are proposed to be on the connector bridge and access to this area is on grade from the Campus. Mr. Grip advised that a bike rack is also located on the lower level, and there is a bike share program in place on the campus.

Mr. Russell stated that all major utilities exist inside the building. Water service is provided on Einstein Drive. Fire suppression systems will be installed. A six inch line is proposed for the storm sewer; a majority of the water is collected on site and brought to the pipes under Fuld Hall.

Mr. Russell discussed the lighting noting that three styles of LED lights are proposed. 27.5 watt High Hats are proposed outside of the dining hall, bollard lights will be replacing existing, and several new 15-watt lights are proposed. Two recessed lights are also proposed in loading dock area and downward directional lighting is proposed within the eaves for low level lighting by the front of the elevator doors.

Mr. Russell discussed stormwater and stated that the proposal adds 385 SF of impervious surface which is below the threshold of having to provide stormwater management. They have received approvals from several agencies and they are in the process of getting DRCC approval.

R. Cerutti asked if the lights on the elevator are on all the time. Mr. Russell responded that they are because deliveries occur at all hours. R. Cerutti recommended motion sensor lighting for the exterior of the elevator lift since it faces Einstein Drive.

Chair Wolfe stated that the grade makes it difficult to get a wheelchair or a bike from this end of the campus to the north end and stated that this is a good opportunity for a ramp. Mr. Russell

stated that the West building offers ADA accessibility and it would be challenging with the grade to provide a ramp and they do not wish to propose this.

Mr. Russell advised that there will be no compressors or equipment on grade level, everything will be below the roof area. Chair Wolfe noted that B Building has a compressor which is very noisy, Mr. Russell advised that this will be remedied in the future.

Chair Wolfe stated that there are two proposed styles of handrails proposed in stainless steel and neither style nor material appear elsewhere on the campus. He doubts whether the handrails meet code because there is no return at the end. The applicant should consider painting all new handrails to match the existing painted handrails at Fuld Hall or the library.

L. Marcus-Levine asked about organic waste from the kitchen. Mr. Russell stated that organic composting is being investigated and provision for this will be located in the trash room.

Based upon the foregoing, a motion was made by R. Cerutti, seconded by P. Rew 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 March 21, 2016 with the following recommendations.

RECOMMENDATIONS

1. A motion sensor switch is recommended for the lighting outside the reconstructed elevator lift, since it faces Einstein Drive and is visible all night.
2. Since there appears to be no exposed stainless steel railings on the campus, the applicant should consider painting all new handrails to match the existing painted handrails at Fuld Hall or the library.

Vote on motion:

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

Against: None

Abstain: None

P. Rew left the meeting at 9:00 p.m.

- b) Christian Union
Minor Site Plan w/Conditional Use
19 Vandeventer Avenue
Block 28.02, Lot 26
File #P1616-326P/CO
MLUL Deadline: 6/17/16

Representatives for the applicant: Steven Griegel, Esq., Stark and Stark; James Chmielak, Lori Bentsch, Applicant; Marina Rubina, Architect.

The applicant is seeking Site Plan with Conditional Use approval to convert an existing single-family residence into offices for a not-for-profit use by Christian Union.

Steven Griegel, legal counsel for the applicant, provided a Power Point presentation. He advised that the existing use is a single-family residence, and the property was recently subdivided. The applicant is a non-profit organization. The applicant has agreed to use the existing structure without interior modifications. He advised that a variance for signage on the lawn is required.

James Chmielak, Engineer for the applicant, stated that there are no changes proposed to the exterior. The plan identifies three parking stalls, one of which could be made ADA accessible. Chair Wolfe stated that the configuration of the parking utilizes the curb cut that exists on Park Place but allows no place to turnaround so that cars must back out of the driveway. Mr. Chmielak advised that during the Planning Board discussions involving the subdivision for this parcel, the resident to the north requested that no driveway be located adjacent to his property. The existing landscaping will be maintained as is, with the exception of the driveway area. He stated that a bike rack is proposed on the property because a high volume of bicyclists use the applicant's other facility so the same is anticipated here. Lori Bentsch, Applicant, confirmed that all of her clients are undergrads, and are expected to walk or bike.

Mr. Chmielak presented a rendering of the proposed freestanding sign. He stated that a sign 12" x 12" is permitted. They feel to adequately direct people to the entrance the sign should be positioned on the corner of the site and should be larger than what is permitted. The sign proposed is 60" long and 30" high. It is shown 24" above the ground, so it is 4.5 feet high. Mr. Griegel stated that the applicant feels this sign would not negatively impact the area. Because the building looks just like a residence, a sign is needed to identify this location to the clients.

Chair Wolfe stated that the sign is too large. And he felt that it's diagonal orientation and corner location was similar to a highway sign. It would be more appropriate if located adjacent to the front entry sidewalk and perpendicular to Vandeventer Avenue.

H. Cooke agreed that the sign should not be angled. He recommended a sign similar to the one used for the funeral home. That sign is 90 degrees from Vandeventer and is two-sided. H. Cooke felt it could be one sided, facing towards Nassau Street, but not at the corner. Other board members agreed that the sign is too large and a smaller sign was recommended in scale with that of the funeral home. A sign two feet high and 18 inches from the ground and no more than 4 feet long would be more appropriate. L. Robinson stated that the colors on the sign should blend with the existing historic structure.

Ms. Bentsch stated that although there will be occasional use of the building at night, lighting the sign is not proposed.

Mr. Chmielak discussed stormwater drainage and stated that 8" pipes are proposed to carry collected rainwater to the municipal system. There will be no increase in storm water runoff.

Mr. West stated that two additional street trees are recommended on either side of the driveway and Mr. Chmielak stated that this will be done. Mr. Chmielak stated that the previous development proposal included landscape improvements. The trees proposed to be removed were to be replaced

but for this project two small caliper trees will be removed and replaced and all remaining trees and landscaping will be maintained. He asked if Subcommittee review would still be required.

Chair Wolfe advised that he has concerns relating to the parking, when the building previously had a commercial use the larger parking area that was then part of the property was regularly used. He is not in favor of cars backing into the street from a commercial use. Mr. Griegel stated that the use of this building will be so much less than the former uses, there are metered parking spaces on the street and municipal lots in the area. The applicant does not have a need for more parking because of local staff and limited traffic from the clientele.

Ms. Bentch was asked to provide information about the employees and clients. She advised that this use is unique because most of the staff lives close to campus. Currently, their operation on Nassau Street has all but two staff members walking to work. The clients will walk or bike. Two parking spaces would be plenty on a normal business day. There are nine staff members (8 full time and 1 intern). Mr. Griegel stated that they agree to require that the employees park on the street when visitors are scheduled to arrive. Mr. Griegel stated that the parking area will not be used very much and the neighbors will most likely appreciate it as proposed.

Chair Wolfe suggested that the applicant eliminate the stone patio immediately east of the structure and modify the landscape and parking layout to accommodate the three parking spaces along the north side of the parking area. There appears to be room for an ADA accessible space of 13 feet plus two 9 foot spaces and a 4 foot planting strip at the property line. So that vehicles are not required to back out in to the street, the maneuvering space behind the three parking spaces could be extended to the bike rack shown. Chair Wolfe stated that the landscaping should be modified to include the above change as well as modifications to the walkways between the parking area and the back entrance. The landscape plan should be presented to the Planning Board.

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 26, 2016 with the following recommendations.

RECOMMENDATIONS

1. The parking area should be revised to allow for three parking spaces west to east behind the building. The driveway across the south end of these spaces should extend west sufficiently so that vehicles can turn in reverse and exit going forward onto Park Place.
2. A revised plan should be provided to accommodate the three parking spaces along the back, turn-around, paths, and landscaping. This landscape plan should be presented to the Planning Board.
3. The proposed sign should be at a 90 degree angle to Vandeventer Avenue and installed adjacent to the entry walk. A two-sided sign is recommended.
4. The proposed sign should be reduced in size. The applicant should review the one existing sign on Vandeventer Avenue and propose a sign that is no larger in area. A revised and dimensioned design for the sign and its support should be presented to the Planning Board at the meeting along with a dimensioned photograph of the one existing sign.
5. The colors of the sign should blend with the historic building.

COMMENT

The Municipal Engineer and the Construction Official have confirmed that no handicap accessible parking space is required with this application. The applicant may wish to lay out the parking such that the space nearest the building could accommodate an accessibility path, should the applicant wish to make the first floor of the building handicap ramp accessible in the future.

Vote on motion:

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

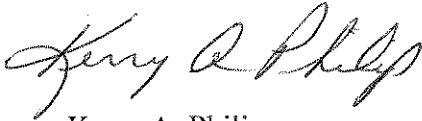
Against: None

Abstain: None

cc: J. West
D. Bridger
C. Tarr, Esq.

With no further business before the Board, motion was made and seconded to adjourn the meeting at 9:45 p.m.

Respectfully submitted,



Kerry A. Philip
Secretary