

SITE PLAN REVIEW ADVISORY BOARD

NOTES OF THE SPECIAL MEETING

Tuesday, February 12, 2013

PRINCETON TOWNSHIP MUNICIPAL BUILDING

Meeting Room A –7:30 P.M.

Princeton, New Jersey

PRESENT: James Begin, Alyce Bush, Harry Cooke, Holly Nelson (7:35), Lydia Robinson, William Wolfe

ABSENT: Rob Cerutti

ALSO PRESENT: Jack West, Land Use Engineer; 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 4th day of February, 2013.

REORGANIZATION

- a) Nomination and Election of Chairman – Motion was made by Mr. Cooke and Ms. Bush seconded the motion to elect William Wolfe as Chairman for 2013. The vote was 5-0 in favor. Motion carried.
- b) Nomination and Election of Vice-Chairman - Motion was made by Ms. Bush and Mr. Wolfe seconded the motion to elect Harry Cooke as Vice-Chairman for 2013. The vote was 5-0 in favor. Motion carried.

RESOLUTIONS

- [1] 2013 Calendar – Motion was made by Mr. Cooke, seconded by Mr. Begin and carried in a voice vote of six ayes, no objections, and no abstentions to approve the Resolution of the 2013 Calendar for the Site Plan Review Advisory Board.
- [2] Appointment of SPRAB Secretary - Motion was made by Mr. Cooke, seconded by Mr. Begin and carried in a voice vote of six ayes, no objections, and no abstentions to approve the Resolution for the appointment of Kerry A. Philip as SPRAB Secretary for the year 2013.
- [3] Fixed Charges for Meeting Notices - Motion was made by Mr. Cooke, seconded by Mr. Begin and carried in a voice vote of six ayes, no objections, and no abstentions to approve the Resolution for Fixed Charges for SPRAB meeting notices.
- [4] Special Meetings - Motion was made by Mr. Cooke, seconded by Mr. Begin and carried in a voice vote of six ayes, no objections, and no abstentions to approve the Resolution for Special Meetings.

MINUTES Postponed to the end of the meeting.

APPLICATIONS

- a) Trustees of Princeton University
Minor Site Plan - Bedford Field
Faculty Road; Block 10801, Lot 1, QC26 and C09

File #PT129955PM

MLUL Deadline: 2/12/13, extension granted to 2/21/13

Representatives for the applicant: Richard Goldman, Esq., Drinker Biddle & Reath; Ron McCoy, Princeton University Architect; Thomas O'Shea, Van Note Harvey Associates; Jeffrey Graydon, Princeton University Department of Athletics; Kim Jackson, Princeton University Transportation and Parking; Lori Jepson, Princeton University Design & Construction; Scott Marble, Marble Fairbanks; Steven Pitman, Marble Fairbanks; Georges Jacquemart, Buckhurst Fish Jacquemart.

The submission by the Trustees of Princeton University is to construct a new grandstand, team room facility, entry improvements and lighting. Also part of the project will be the expansion of the existing press box and usage change to an existing team room for concession stand storage. The plans were revised to remove the bollards, reduce the size of the press box and roof of the press box and extend the wall of the press box to the west.

Richard Goldman, Esq., legal counsel for the applicant, advised that the proposal involves additions to existing facilities. Ron McCoy advised that the proposal involved an expansion to the press box but since the plan is continually being revised, the size has been reduced to 385 feet. He stated that the Engineer recommended a green roof but due to the size of the project, proportion of maintenance for a green roof and wear and tear they feel this does not warrant the investment and is not being proposed. He advised that Bedford field is 70,000 square feet with vertical draining; the outflow had been monitored and results in zero water flow.

Regarding the landscaping, the landscape architect recommended mature bald cypress trees and five nursery grown trees will be planted. Mr. McCoy stated that the lack of shrubbery and groundcover compliments the outdoor field area and mature landscaping will be brought down to South Drive. The west side of the field has been enhanced recently but the open fields to the east and south are actively used by spectators during events and the University places tents in these areas during tournaments therefore landscaping of this area does not make sense. Mr. McCoy stated that details of materials and site furnishings will be provided but the bollards are being removed.

Mr. McCoy stated that information on the nature and quantity of spectators was requested. The grandstand has the capacity for 1200 spectators, they anticipate fewer people during events and South Drive will be closed off so there is minimal access to the field for spectators. Within the Engineering Report, a crosswalk on South Drive was recommended at the spectators' access area and this will be provided. Mr. Goldman stated that parking is not an issue during practice since students are on campus. H. Nelson asked the time schedule involving practice. Jeffrey Graydon stated that it is a 6:00 am and 3:00 / 3:30 pm. Practice is over by 7:00 p.m.

Mr. McCoy stated that the Land Use Engineer recommended a sidewalk on southern side of South Drive. Jack West stated that this sidewalk could be foregone since South Drive will be closed to vehicles during events, there is a sidewalk on the northern side of the roadway and the proposed crosswalk is being provided. Pertaining to utility services and the proposed demand on water flow and waste, Mr. McCoy stated that the teams would shower in the Caldwell fieldhouse and walk over to this field. Mr. Goldman stated that the applicant is not proposing showers in the Bedford Field locker/team rooms.

Mr. McCoy advised that the lighting is operated by control switches. Mr. Graydon stated that the lights are run by an astronomical clock where windows can be set. Typically the lights will be off by 11pm but midnight would be the absolute latest time that the lights will remain on.

A power point presentation was given by Mr. McCoy. He advised that a crosswalk will be added to the 1952 stadium and showed all pedestrian connections on campus. Pertaining to parking needs, Kim Jackson advised that all parking facilities will be used, handicapped accessible parking spots are available in Lot 17 and a police officer will be stationed at the round-about.

Mr. McCoy stated that two identical restrooms are proposed, one for the team. At any given event, only one of these would be needed for the team. The other may be made available as a unisex public restroom.

Thomas O'Shea, engineer for the applicant, stated that the tall light poles will be relocated since the foundations will be rebuilt. The roof of the press box will not be extended as was originally proposed. The roof for the proposed team room slopes towards the middle so the water can run towards a central drain. He described the materials and colors proposed for the team room, black paint and plain wood to replicate the colors of the woodlands behind it and orange in the center. Chairman Wolfe stated that the applicant should take a broader look at all areas for this treatment in order to bring everything together.

H. Nelson asked about the lighting. Mr. Graydon explained the light pole heights for each field and the wattage, for this proposal direct barrier poles are proposed at a height of 70 feet and provides adequate lighting throughout the field. H. Nelson stated that she does not like the 1952 field lights because of light glare in to town during the winter months. Mr. Graydon stated that this will not occur with the new lights on Bedford field. When the fields are not in use the lights will be off. Mr. Goldman stated that the zoning report references the lighting around the building and a concern that ordinance standard would not be met. He advised that the applicant will work with staff and relocate the lights if needed so a variance does not result. Mr. Graydon stated that lights will be installed behind the team room so it will be adequately lit. Chairman Wolfe concurred that the 1952 field lights do impact the community during the evening and winter months. Mr. Graydon stated that varsity practice is typically over by 7pm and after that time there may be programs for younger children.

Chairman Wolfe commented that he wishes a consideration of broadening the forest restoration areas as much as possible, at the expense of the lawn areas. The wooded area is especially narrow and environmentally fragile between 1952 Field and Washington Road. Additional trees and understory would enhance the potential for habitat restoration and also help mitigate the light pollution problem.

H. Nelson stated that the existing lights for the Class of 1952 Field spills onto Washington Road and Faculty and glare is emitted into the sky. She feels that the lighting proposed for the Bedford Field will add to the problem. Mr. Goldman stated that the applicant is a major university and they have evening athletic activities, the applicant is proposing lower lights for Bedford Field. Chairman Wolfe asked the applicant to consider studying ways of cutting off the light spill and possibly provide shielding for lights on the 1952 Field. Mr. Goldman advised that they will ask their lighting consultant look into this, if this can be done the information will be provided to the Engineer for his review. Mr. Graydon stated that the 1952 Field has 2000 watt

horizontal lights and he is unsure if anything can be done to shield those lights. Mr. Goldman said that there is a glow in the sky but he is unsure if anything can be done to reduce the glow. This will be studied but they are against redoing all of the lighting for the Class of 1952 Field. Chairman Wolfe asked the applicant to provide a statement if it is determined that nothing can be done to shield the existing lights for the 1952 Field.

Based upon the foregoing, a motion was made by Mr. Cooke, seconded by Mr. Begin and carried by a vote of five ayes and one nay to classify it as a minor site plan, recommend approval of this application to the Planning Board, endorsing the January 18, 2013 report from the Land Use Engineer, with the exceptions noted below, and the January 19, 2013 report from the Zoning Officer. The following agreements, requests and suggestions were included:

AGREEMENTS

1. Concern was expressed in the Zoning Report that the lighting around the grandstand would not be adequate to satisfy the ordinance. The applicant agreed to adjust and relocate lighting as needed in order to eliminate a variance. The applicant will resubmit this to the Land Use Engineer for approval.
2. The Land Use Engineer's report recommended that a 6-foot path be extended on the southern side of South Drive to the spectators' access area. The Engineer and SPRAB are content with the applicant's explanation of limiting vehicular traffic from the drive at game times rather than adding this path.
3. The Engineer also recommended a crosswalk on South Drive at the spectators' access area. The applicant stated that this will be done.
4. SPRAB concurs with the applicants request not to incur the added maintenance of such a small and isolated green roof on this team room facility.
5. SPRAB accepts the applicant's description of scope reductions: The submitted plans are to be revised to remove the bollards at the entry, reduce the long dimension of the press box, and eliminate the roof extension.

REQUESTS FOR ADDITIONAL MATERIALS

1. Six sets of revised plans must be submitted to the Planning Office reflecting the agreements of the meeting.
2. Details of materials and site furnishings will be provided to the Planning Office for the file.
3. Ms. Nelson and Mr. Wolfe noted that light pollution from the existing lighting of the Class of 1952 Field is noticeable at the corner of Washington Road and Faculty Road, which is a major gateway to Princeton. Although the new lighting of Bedford Field is expected to create proportionately less spill, the proposed added lighting can be expected to worsen this annoyance when the two are lit together. Since half of the 1952 Field lights are proposed to come down in order to move the poles, the applicant was asked to have a lighting consultant or vendor study ways to reduce this light spill for reasonable cost as part of this process. SPRAB cannot require the applicant to improve the lighting of 1952 Field, but the University agreed to look into this. A study report, stating to what extent this glare can be feasibly reduced should be submitted to the Land Use Engineer along with the final lighting site plan and fixture details.

SUGGESTIONS

1. The fragments of forest east and south of the Class of 1952 and Bedford fields have been identified in the University Master Plan as part of an important landscape concept: connecting the main campus to the natural world. Specifically, pathways leading from the campus to the surrounds of Carnegie Lake are intended to pass through these same woodlands, restored to a more natural state. The applicant stated that the open lawn areas immediately east and south of 1952 and Bedford fields are occasionally used to accommodate tents during post-season events. SPRAB asks the University to consider broadening the forest restoration areas as much as possible, at the expense of the lawn areas. The wooded area is especially narrow and environmentally fragile between 1952 Field and Washington Road. Additional trees and understory would enhance the potential for habitat restoration and also help mitigate the light pollution problem.
2. It is assumed that both the new and the existing grandstands will remain unpainted galvanized or aluminum. The proposed exterior colors of the expanded press box and new team rooms are orange and black. This themed contrast to the dominant galvanized metal color of the stands seems appropriate for these focal points. The existing team rooms and other retained structures under the grandstands are currently painted a light grey to blend into the stands. Mr. Wolfe recommended that painting the re-used structures black with orange accents could serve to make the entire ensemble more lively. Perhaps, more imaginative patterning of the colors might be found for both new and old structures.
3. Other existing elements, such as columns within the entryway, are grey and/or deteriorated. These could look better painted black like the new Bedford field fence. A thoughtful color schedule of painted elements throughout the Class of 1952 Field and Bedford Field complex could serve as a design method to inexpensively enliven and unify the whole over time.

Vote on motion:

For: Begin, Bush, Cooke, Robinson, Wolfe

Against: Nelson

Abstain: None

- b) PNC Realty Services (*carried to March 13, 2013*)
Major Site Plan w/variances - Drive Thru
301 North Harrison Street
Block 7401, Lot 1
File #PT129936P
MLUL Deadline: 4/26/13

Chairman Wolfe announced that this proposal will be carried to the next regular meeting of SPRAB scheduled for March 13, 2013.

Ms. Nelson left the meeting at 9:00 p.m.

MINUTES

- a) Minutes from August 15, 2012 - Motion was made by Mr. Wolfe and Mr. Cooke seconded the motion to approve the minutes from August 15, 2012 as amended. The vote was 3-0 in favor. Motion carried.
- b) Minutes from September 24, 2012 - Motion was made by Mr. Cooke and Ms. Bush seconded the motion to approve the minutes from September 24, 2012. The vote was 3-0 in favor. Motion carried.
- c) Minutes from October 10, 2012 - Motion was made by Mr. Wolfe and Mr. Cooke seconded the motion to approve the minutes from October 10, 2012. The vote was 3-0 in favor. Motion carried.

With no further business before the Board, motion was carried by voice vote to adjourn the meeting at 9:30 p.m.

Respectfully submitted,

Kerry A. Philip
Secretary