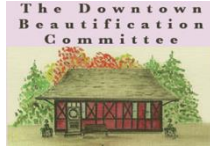


Berkeley Heights Downtown Beautification Committee
29 Park Avenue
Berkeley Heights, NJ 07922



Memo – December 8, 2020

To: Planning Board

Subject: Stratton House – Block 702, Lots 17 and 18

The Downtown Beautification Committee (DBC) is trying to create a cohesive, traditional feel in our small town of Berkeley Heights and maintain a small-town feel. We encourage high-quality design in our downtown to create a greater visual impact and draw business and visitors to our town.

Specifically, “the Township of Berkeley Heights looks to incorporate specific downtown improvements that create a historic, traditional feel that will last through decades.” (taken from the Approved Part 19 Article 19.5.1 Applicability)

We have reviewed and provided comments informally to the Town Administrator and Planner on several versions of this project and we appreciate the developer’s willingness to work with us and accept our recommendations.

Specific comments that pertain to this property are as follows:

1. Architectural drawing A-4 does not provide the height of the mechanical units on the 4th floor and the upper roof. It looks like the units may be visible. Please provide a cut sheet for the mechanical units along with the dimensions of the roofs with all of the mechanical units included.
2. If the mechanical units are visible, please provide concept drawings for screen walls that are consistent with the look of the building and updated rendering of A-6.
3. Architectural drawing A-6 references two types of cornices: Synthetic trim cornice and Preformed aluminum cornice. Why are there different types? Section 19.5.7A.1.d of the municipal design standards states: Cornices and Soffits — wood, stone, or fiberglass. Please explain the difference in materials and also note that aluminum is prohibited.
4. Please provide renderings of the sun shades so that it is apparent how the structure is attached to the building.
5. The site drawings submitted do not have any signage noted. Please provide rendering of all signage on or around the building.
6. An important concern for downtown Berkeley Heights is continued awareness around pedestrian safety. Residents who will be headed West on Sherman Ave toward the train or other shops will need a safe walkway from the front door that takes them directly to Sherman Ave without having to backtrack east towards Strega before accessing their route. Please confirm that across from the main entrance is an island walkway to safely leads pedestrians directly to Sherman Ave.

Please confirm design intention with physical samples of colors and material (brick, mortar, boards etc.). Please consider the Hardie Board colors: Cobblestone, Monterey Taupe, Gray Slate or Navajo Beige. What colors are the brick?

Thank you for considering our proposed changes.