



DATE: April 28, 2022

TO: Planning Board
Warren Township
44 Mountain Boulevard
Warren, NJ 07059

REFERENCE: Planning and Architectural Review Memos
Hillcrest Crossing – Warren Township, NJ

ADG CLIENT # Hillcrest Crossing (Premier18)

PROJECT: **PB APPLICATION 21-04**
Hillcrest Crossing – Residential Development
Warren Township

Attached, please find updated architectural drawings dated (4-28-22) which address comments received from the Warren Township Planner and Planning Board’s Architectural Consultant. Below is a summary of the major updates:

Drawing PB1-2.1

- Shutters have been added to most of the windows on the facades, where we felt it appropriate.
- The center piece of the rear façade, above the rear entry, was redesigned to closer reflect the entry at the front façade.
- The entry/exit on the side elevation now has a portico instead of a simple canopy (this will only be on the east façade of Apt. Building #1, facing Hillcrest Road).
- The number of dormers has been doubled on the side elevation.
- Alternate dormer detail has been removed from the drawing.

Drawing PB1-2.2

- Shutters have been added to most of the windows on the facades, where we felt it appropriate.
- Removed the Alternative Side Portico.
- Alternate dormer detail has been removed from the drawing.

Drawing PB1-4.4

- The design of the rear façade has been enhanced:
 - Dormers and roof gables have been added.
 - Cantilever bays with gable roofs have been added to the middle section of the buildings.
 - Board and batten siding has been introduced on upper portion of the buildings.
 - Brow roof have added over rear entries.
 - Shutters have been added.
- Board and batten siding has been added to the roof gable and upper portion of the building of the side façade.

- The metal roof of the bay on the side façade has been changed to be a shed roof.

Drawing PB1-4.5

- The design of the rear façade has been enhanced:
 - Dormers and gables have been added, along with an alternative rear roof elevation.
 - Cantilever bays with gable roofs have been added to the middle section of the buildings.
 - Board and batten siding has been introduced on upper portion of the buildings.
 - Brow roof have added over rear entries.
 - Shutters have been added.
- Board and batten siding has been added to the roof gable and upper portion of the building of the side façade.
- The metal roof of the bay on the side façade has been changed to be a shed roof.

Drawing PB1-5.2

- Shutters have been added to the windows on all facades.
- Brick has been replaced with horizontal siding on upper portions of the facade.
- On the front façade, the window in the entry gable has been revised, shutters have been added.
- Design of the rear elevation has been enhanced by adding dormer and gable elements.

Below are our responses to Planner's Review Memo (architectural items 5 and 6) by John T. Chadwick IV, dated May 12, 2021.

5. The plan proposes townhomes adjacent to existing single-family homes. The plan does not provide a profile of existing homes, buffer area, townhomes, and apartment buildings. A profile is required.

Cross-section drawings will be provided for review and further discussion. They will be prepared as exhibits to bring to the upcoming Planning Board meeting.

6. Architectural plans show varied setbacks and roof lines of the proposed townhomes. Review and comment are required from the Board's architectural consultant.

See responses to Jeff Beer's review comments below.

Below are our responses to architectural review comments by Jeffrey A. Beer, dated May 18, 2021. It follows the respective numbering

1. Buildings 1,2 & 3

- a. Exterior elevation massing, gables, sloped roof lines, metal roof details, balcony/ railings and Fenestration generally looks good.
- b. Recommend shutters be added all sides.

Shutters have been added. See revised elevation drawings.

- c. Recommend varying exterior masonry finishes with addition of stone veneer to break up expansive brick areas.

The brick veneer is proposed at ground and portions of second floors only. We feel that it is appropriately distributed throughout the building and complements other façade finishes.

- d. At rear elevation, recommend enhancing center facade roof line similar to Front elevation. The rear elevation will be viewed from Rt 78.

Roof details on center façade has been revised. See revised elevation drawings.

- e. Recommend adding additional dormer (creating 2 pairs) on East end elevation which will be visible from Hillcrest Rd.

Dormers have been added. See revised elevation drawings.

- f. Recommend using the Alternate side portico design at East end elevation which will be visible from Hillcrest Rd.

Apartment building #1 will feature alternate portico detail. We believe that the remainder of side entrances shall remain unchanged. See revised elevation drawings.

2. Townhouse building's

- a. Front Exterior elevation massing, gables, sloped roof lines, metal roof details, balcony/ railings and Fenestration generally looks good.
- b. Recommend varying exterior masonry finishes with addition of stone veneer to break up expansive brick areas.

Our design intent was to utilize brick detailing to help illustrate the authentic feel of the traditional architecture at these areas. After careful review, we recommend keeping brick elements as currently shown on the elevation drawings.

- c. Rear Exterior elevations need further development; offsets, gables, roof lines, varying materials, break down massing, Recommend shutters be added. This elevation will be directly viewed by the neighboring houses to the North.

Rear elevations have been updated with additional architectural features and material variations; roof gables, dormers and brow roofs have been added to enhance the design of rear facades. See revised elevation drawings.

- d. East elevation facing Hillcrest Road lacks architectural development for an elevation that is viewed from the road. Recommend the addition of gable, roof lines, shutters, box bay window/ metal roof, etc. similar to the design of end elevations on Building #1.

A typical side elevation features box window bay and metal roofing already. However, complementary architectural features (panel and trim at the top gable, stone veneer, etc.) have been added to the design. See revised elevation drawings.

- e. Exterior lighting on rear elevation should be shielded from the Northerly neighboring homes.

In general, the exterior lighting will be decorative, building mounted light fixtures. They are intended for accent lighting only. Cuts with photometric data of selected light fixtures will be provided for review and approval.

6. Clubhouse

- a. Exterior elevation massing, gables, sloped roof lines, metal roof details, and Fenestration generally looks good.
- b. Recommend shutters be added.

Shutters have been added. See revised drawings.

- c. Possible change brick to stone????
We recommend keeping brick elements as currently shown. This is consistent with overall design intent and narrative.
- d. Rear elevation facing Hillcrest Road lacks architectural development for an elevation that is viewed from the road. Recommend the addition of gable, roof lines, shutters, metal roof, etc.
Rear elevations have been updated with additional architectural features; roof gables and dormers have been added to enhance the design of rear facades. See revised elevation drawings.
7. 3D-colored renderings showing architectural design, materials, colors, etc. should be submitted to clearly show the architectural character of the proposed buildings.
Artistic renderings representing initial selection of exterior finishes and colors will be provided for further review. They will be prepared as exhibits to bring to the Planning Board meeting.
8. Colored material samples - Color and exterior materials should be submitted for review and approval.
In general, the typical representation of proposed colors and exterior finishes will be depicted on the renderings. The final color selections of predominate exterior façade cladding, trim, and other components will be presented to the Planning Board Members as exhibits during the upcoming Planning Board meeting. At the direction of the Board, we can provide actual samples or photographs of same.
9. Exterior light fixtures on the building and site /parking - Selection and location should be submitted for review and conformance with Dark sky requirements and the colonial design requirements.
Please consult Lighting Plans on site drawings for light fixtures selection and photometric data.
10. Clarification is needed to understand if adequate exterior common areas, play areas, and recreational areas are proposed.
This will be addressed and discussed further during testimony.

END OF RESPONSE TO DESIGN REVIEW COMMENTS.

Should you need additional information or to discuss further, please do not hesitate to contact our office.



APPEL DESIGN GROUP, P.A., ARCHITECTS

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NJ Certification Number AI-12149

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