

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Special Meeting

May 6, 2013

The special meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, May 6, 2013 by Chairman Capozzoli in Meeting Room B of the Municipal Building.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the municipal bulletin board and filed with the Municipal Clerk as required by law.

ROLL CALL AND DECLARATION OF QUORUM

Present: Julie Capozzoli
Eric Endersby
Catherine Kurtz Gowen
Shirley Satterfield
David Schure
Roger Shatzkin (4:15 pm)
Cecelia Tazelaar (4:25 pm)
Robert von Zumbusch

Absent: None

Also present: Christine Lewandoski, Historic Preservation Officer; Jo Butler, Council Liaison; Edwin Schmierer, Esq., Legal Counsel; Robert Kiser, Municipal Engineer; Kerry A. Philip, Recording Secretary

ANNOUNCEMENTS

C. Lewandoski stated that a ZARC meeting to discuss the HPC ordinance is scheduled for May 22nd at 8:30 am. She asked if members could attend. If more than three members are attending a sunshine notice must be prepared whenever a quorum of members meet.

RESOLUTIONS:

- a) Jeffrey Little
Preservation Plan – New Home
10 Battlebrook Lane; Section 9902, Lot 7
Princeton Battlefield Stony Brook Settlement Historic District
King's Highway (Upper Road, Lincoln Highway) Historic District
12HP-2013 Zone R-3

Motion was made by E. Endersby and C. Kurtz Gowen seconded the motion to approve the resolution as amended. The vote was 5-0 in favor. Motion carried.

For: Endersby, Kurtz Gowen, Shatzkin, von Zumbusch, Capozzoli
Against: None
Abstain: None

- b) Princeton Theological Seminary
Exterior Changes and Alterations to Springdale, Phase 2
86 Mercer Street; Block 40.01, Lot 2 Zone E-2
Mercer Hill Historic District
15HP-2013

Motion was made by E. Endersby and R. Shatzkin seconded the motion to approve the resolution as amended. The vote was 5-0 in favor. Motion carried.

For: Endersby, Kurtz Gowen, Shatzkin, von Zumbusch, Capozzoli
Against: None
Abstain: None

APPLICATIONS

- a) Crown Castle
Three Proposed Cellular Antennae Sites
Nassau Street, Mercer Street, Spring Street
Central Historic District
13HP-2013

Robert V. Kiser, Municipal Engineer, was in attendance. C. Lewandoski stated that the HPC reviewed six sites which had alternating wooden and steel poles. Since that time the applicant had decided to use metal poles and chose three sites of the six for the installation. A formal application has been forwarded to the State for review. The proposed locations are the former school at the corner of Nassau and Washington; Spring Street and near the former Town Topics building on Nassau.

The following individuals for the applicant were in attendance. Peter Broy, applicant; Tammy Grant, Site Development Manager, Cathy Isley, environmental consultant and Joshua Tremmer, Esq., legal counsel. Mr. Broy stated that they had selected a custom designed black pole for their equipment, each pole has an antennae. He asked for board comments and a recommendation of approval. Mr. Kiser stated that he recommended a stealth antennae in the library instead of a monopole. For the Nassau Street installation he recommended installing a stealth antenna in the Monument Hall building. He also suggested that the applicant consider installing a pole on Route 206 and Edgerstoune and this had been done. He also advised that there is now a requirement by the State that a sign be placed on the pole near the transmitter device warning people to stay five feet away from the equipment, a sign was installed but it was too low. Mr. Broy stated that a sign must be posted for the maintenance people who work on the nodes in case they need contact information and node number. The sign is not a notice for the general public. He advised that these signs will be relocated to a higher elevation near the antennae. Ms. Grant stated that they had been misguided as to where to place the labels. Although installation is

recommended on city property the applicant is not willing to do this. Mr. Tremmer stated that the applicant has the authority from the State Board of Public Utilities a right to access the public ROW, new pole installation is not their first choice but it is their right to install a pole if there are no poles in the area.

J. Capozzoli asked the height of the poles. Mr. Broy stated that the top of the antennae is 37 feet 3 inches above grade level. D. Schure asked why the antennae cannot be installed on a building. Mr. Broy advised that if this is done the government is required to put this installation out for bid to all carriers and they (Crown Castle) would have to submit a bid. Ms. Grant stated that the municipality would be responsible to oversee this and if the antenna is installed all carriers could request that their equipment be attached. Mr. Kiser stated that currently the municipality has an agreement with Verizon Wireless for antennae on this building and there are discussions for AT&T to use this location for their equipment as well. Mr. Schmierer stated that cell service in the building had been improved with this installation and bids will be going out for antennae installation at 400 Witherspoon Street to replace those located at the former hospital site. He advised that it is the applicants legal right to install the poles within the ROW.

J. Capozzoli stated that she is inclined to pursue the building option first. Mr. Broy stated that they met again with PSE&G and asked them if the equipment could be installed on their poles but they said that this is not permitted. R. von Zumbusch stated that HPC should recommend PSE&G pole installation to the State Historic Preservation Office and Princeton Council.

D. Schure stated that this installation should not be recommended to the State Historic Preservation Office and that an alternative solution be pursued. E. Endersby recommended looking at stealth installations and then the PSE&G poles. C. Tazelaar recommended that HPC advocate that the applicant work with PSE&G resulting in less visual distraction in the district.

C. Tazelaar made a motion and D. Schure seconded the motion to not recommend approval of the three proposed antennae systems on poles to the State Historic Preservation Office because the proposal is not in keeping with the Princeton historic district and that HPC recognizes there is a need for improved cellular access that there may be other options that should be explored (placing them on existing lamp posts in the districts or within buildings). The vote was 8-0 in favor. Motion carried.

For: Endersby, Kurtz Gowen, Satterfield, Schure, Shatzkin, Tazelaar, Von Zumbusch, Capozzoli
Against: None
Abstain: None

- b) Mamoun's Princeton LLC
Preservation Plan and Minor Site Plan
Restaurant – New Sign, Door, Storefront Window, Awning
20 Witherspoon Street
Block 20.01, Lot 33 Zone CB
17HP-2013

C. Lewandoski stated that the parcel is .12 acres and contains a two story structure with retail on the first level and apartments on the second. On site parking is not provided, the applicant is proposing to remove the existing divided storefront window frame and replace this with a solid glass frame. A new door, awning, air condensers in the rear, a rooftop air conditioning unit and kitchen hood exhaust vents is also proposed. She stated that a variance is required for parking, the trash and recycling containers are proposed in the alleyway and a private hauler will be contracted to remove the garbage and recycling.

The following individuals were in attendance: Lionel Frank, Esq., legal counsel for the applicant; Pat Totaro, Architect; Carl Van Dyle, Architect; Hussam Chater, applicant.

Mr. Frank stated that the proposal includes a change of use from retail to a restaurant and handed out photographs of the building and the proposed signage detail. Mr. Totaro stated that the main sign will be mounted above the awning. The proposed text color is Benjamin Moore Kansas Grain and the background is Mississippi Mud. A color chip sample was handed to the board for review. The proposed retractable awning will match the size and style of the adjacent business (Subway). The existing storefront window is a multi divided single pane window and the applicant would like to install a double pane glass storefront metal frame window that will coincide with the new door. The new window offers better thermal quality. The proposed color of the frame is bronze which is consistent with many other businesses in this area.

C. Kurtz Gowen stated that the window is not consistent with the window for the Subway business. Mr. Frank stated that the applicant is the owner of the entire building and agrees to make the two windows consistent. Mr. Chatter stated that he spoke with the Subway business owner and they indicated an interest in this improvement. Ms. Totaro then described the proposed signage on the storefront window. The proposed door be in the same location as the existing door, the existing door is a wood frame with top panel glazing and a light. The proposed door will provide a side light window. C. Tazelaar recommended white painted wood to match the windows and doors for other businesses in the area. She stated that the improvements proposed would be appropriate for both businesses. Board discussion about the color of the frame took place and dark bronze was chosen. E. Endersby stated that it is preferred that both businesses have a consistent façade. J. Capozzoli stated that the divided lights are not essential.

E. Endersby made a motion and R. von Zumbusch seconded the motion to recommend approval to the Planning Board subject to a condition that the storefront windows for the two businesses are consistent, solid (no grids) and the frame is dark bronze.

The vote was 6-2 in favor. Motion carried.

For: Endersby, Satterfield, Shatzkin, Tazelaar, Von Zumbusch, Capozzoli
Against: Kurtz Gowen, Schure
Abstain: None

MINUTES

February 11, 2013 – Motion was made by R. von Zumbusch and R. Shatzkin seconded the motion to approve the minutes of February 11, 2013 as amended. The vote was 6-0 in favor from those eligible to vote. Motion carried.

February 11, 2013 (closed session) – Motion was made by R. von Zumbusch and R. Shatzkin seconded the motion to approve the closed session minutes of February 11, 2013 as amended. The vote was 6-0 in favor from those eligible to vote. Motion carried.

HISTORIC PRESERVATION MAP

C. Lewandoski stated that a historic preservation map is required to accompany the historic preservation ordinance. The draft map was reviewed by the board, C. Lewandoski stated that the new name of the map is “Locally Designated Historic Districts”. The map will be considered by the Zoning Amendment Review Committee on May 22nd.

STAFF/BOARD MEMBERS REPORTS

C. Lewandoski announced the Preservation Conference is scheduled for June 6th. The NJ Historic Fair is scheduled for May 11th. In addition, the municipal budget will be introduced before Council on May 20th. Being that legal fees budgeted for 2013 have been depleted, she requested an additional \$20,000. Pertaining to the Mountain Lakes Interpretive signage, the entrance to Mountain Lakes is being improved and the signage has been installed.

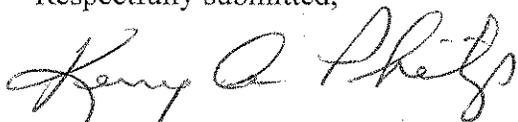
R. von Zumbusch stated that he spoke with Dan Saunders at the NJ State Historic Preservation Office about the Post Office in Palmer Square. He was told that they are waiting for the post office to respond.

PUBLIC COMMENT

No public members were in attendance.

Being that there was no other business before the board, motion was made by C. Tazelaar and J. Capozzoli seconded the motion to adjourn the meeting at 6:45 pm.

Respectfully submitted,



Kerry A. Philip
Secretary