

**PRINCETON  
HISTORIC PRESERVATION COMMISSION**

**Minutes – Regular Meeting**

**February 9, 2015**

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, February 9, 2015 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  
Catherine Kurtz Gowen  
Shirley Satterfield (4:30)  
David Schure  
Roger Shatzkin  
Cecelia Tazelaar  
Robert von Zumbusch

Also present: Elizabeth Kim, Historic Preservation Officer; Jo Butler, Council Liaison; Ed Schmierer, Esq., Legal Counsel for the Commission; Robert V. Kiser, Municipal Engineer

**ANNOUNCEMENTS**

No announcements were made.

**MINUTES**

- a) December 8, 2014 – postponed to next meeting.

**APPLICATIONS**

- a) Crown Castle (continued from 12/8/14)  
New Mobile Cellular Booster Equipment (all within the public ROW)  
  
Project No. #50HP-2014      548 Stockton Street  
King's Highway (Upper Road, Lincoln Highway) Historic District and Battlefield Stony Brook Village Historic District  
  
Project No. #51HP-2014      102 Cherry Hill Road  
Tusculum Historic District  
  
Project No. #52HP-2014      120 John Street  
John Street Historic District  
  
Project No. #53HP-2014      516 Princeton-Kingston Road

King's Highway (Upper Road, Lincoln Highway) Historic District

Project No. #54HP-2014      1108 Princeton-Kingston Road  
King's Highway (Upper Road, Lincoln Highway) Historic District

Project No. #55HP-2014      852 Princeton-Kingston Road  
King's Highway (Upper Road, Lincoln Highway) Historic District

Project No. #56HP-2014      147 Mountain Avenue  
Mountain Avenue Historic District

Project No. 2HP-2015          384 Stockton Street & Edgerstoune Road  
King's Highway (Upper Road, Lincoln Highway) Historic District

Project No. 3HP-2015          89 Olden Lane  
Old Manor Historic District

Bruce Eisenstein and Dr. Leon Hrevian, Municipal telecommunications consultants, are also in attendance to assist with the analysis of the proposals. Chairman Capozzoli stated that this is a continuation of a discussion of December 8<sup>th</sup>, the proposal involving several sites. E. Kim advised that a resident expressed concern about the Olden Lane installation so that discussion is being postponed. The applicant was made aware of this prior to the meeting. She asked about the number of carriers for each installation, the applicant advised that two carriers are anticipated.

Peter Broy, Crown Castle Government Relations Manager, stated the proposal is for nine (9) das node facilities. There are existing Verizon das node facilities in Princeton, this project is for AT&T Wireless, there are a total of 25 das nodes for AT&T, three of which are outside the jurisdiction of Princeton since they are in Montgomery. There are 42 das nodes in total within Princeton. Proper notice will be given for the resident interested in the Olden location and this discussion is anticipated in March. The proposal involves a mixture of installations on existing poles. Equipment will be bolted to the side of the wood pole with an antennae at the top. Other facilities will have an antennae midway up the pole on an arm extending out. Sometimes they are not permitted to install an antennae on top of the pole because of other utility installations. Mr. Broy advised that the photosimulation for the installation on Stockton/Edgerstoune Road was revised to include the existing metal stealth pole and a copy was distributed. The height of the metal stealth pole is proposed to increase 2 feet. The equipment to power this is proposed in a metal box on the ground with landscaping surrounding it. Another change submitted pertains to 854 Princeton-Kingston Road, originally the plans showed a new utility pole to be installed, the applicant is now proposing a location across the street to an exiting wood utility pole in the communications zone. The revised plans should be provided to the HPC officer.

Dr. Eisenstein stated that he was not aware of the revision, Princeton is one of the most challenging environments for providers. The areas around the western part of the municipality towards Montgomery does not provide sites for installation. In other areas where there have been challenging environments municipalities had very good luck in finding areas for islands for

stealth antennae installation and this is very successful. This system is preferred over a large monopole. Das node systems work by going to a lower height, the range of the antennae is reduced. Dr. Eisenstein requested a map of all installations. In general, he stated that his advice is that das node systems are good if they don't obstruct the vision or view and blend in. This proposal involves nine sites in historic areas and after reviewing the photographs of the existing conditions and the photosimulations of how they would look after installation and he does not think it would be much of a visual nuisance. For other providers on an antennae on a PSE&G pole, each would need their own radio and this may impact the structure of the pole itself.

Mr. Broy stated that the original Verizon sites already have a second provider on their antennae. He was asked if there will be room for a second carrier on all of these sites? Ethan Morris, radio frequency consultant for the applicant stated yes. Mr. Broy stated that having a third provider would be a problem on the utility poles because the utility company restricts how much can be on the pole. Only one quadrant of the wood pole can be used. For ground furniture, the connecting wires should be a distance between 2 feet and 6 feet of the pole so it is not in any sidewalk or walking area and it is easily accessible for service. For the second provider, they would have to consider how large the shroud for the second provider will be to determine if it can be collocated on the pole.

Dr. Eisenstein asked the applicant to provide information on all of their sites so other providers readily have this information for possible collocation. The applicant should also provide information about the other providers that exist on the poles. Mr. Broy stated that the utility pole on Mountain Avenue has Verizon and a second antennae for AT&T is proposed. A second cabinet is also proposed. Tammy Grant stated that Crown Castle owns that pole.

Chairman Capozzoli asked about FCC requirements. Mr. Schmierer stated that he recommends the best process of making sure the design is right the first time to make sure coverage can be accommodated. Robert Kiser, Municipal Engineer, advised that stealth operations will be installed on top of the AvalonBay structure.

C. Tazelaar recommended that the Commission ask the applicant to provide information about future capacity and recommended buffering and screening of the cabinets. Mr. Kiser asked the applicant if they wish to expand the ground furniture (cabinets) if additional providers are collocated and the cabinet needs to be expanded. Ms. Grant stated that they would like to do this. After some discussion, it was determined that two boxes would be installed, not a larger cabinet. Mr. Broy advised that there is an operations center that is open 24 days per day, 7 days per week. There is also a full time maintenance person available. R. von Zumbusch stated that the color of the boxes will be determined by the Commission.

C. Kurtz Gowen asked about other locations such as the attic space of Dorothea House for installation. Mr. Broy stated that fundamentally the das nodes are installed with the public right of way. Leasing of the property is required and the zoning would also have to be changed. Dr. Eisenstein stated that rezoning may not be required for installation but he would not recommend this. He advised that there are many sites on the top of buildings along Nassau Street and also within the church steeple on Nassau. Mr. Kiser stated that there are 42 sites within Princeton, most of the sites are properly located with the exception of 9 or 10, he is working with the

applicant on solutions but this matter may have to go before Council. Ms. Grant stated that when the installation involves additional carriers, they evaluate each location to determine if it is safe to install a larger box on the pole or additional ground furniture. For historic locations, HPC review would be required.

Mr. Schmierer stated that this Commission is making a recommendation about this proposal for submission to SHPO, endorsement is not required but if there are specific recommendations then some recommendations may be implemented. Dr. Eisenstein advised that the FCC will be releasing more frequencies and it has become a national priority to have wireless coverage everywhere. Wi-Fi will be a part of this and more nodes are going to be needed. These nodes will be installed closer together for more speed of the bandwidth, the best part of the system proposed is that it is expandable without a lot of disruption.

C. Tazelaar stated that there are quite a few installations using existing wooden utility poles, overall they are unsightly in terms of the view shed but in most cases the installations are not insensitively placed, do not impact the district and they are along the roadside. She stated that regarding the ground furniture (cabinets), if a redesign is needed for another carrier it would be a bad use of the applicant and the Commission's time to require review. Chairman Capozzoli polled the board and a majority wished to see how the ground cabinets will impact the view scape on a case by case basis.

C. Tazelaar moved to recommend approval of the application as proposed knowing that there is a possibility of future capacity for up to 4 carriers per pole. And that we vote to recommend the proposal as submitted. No one seconded the motion.

The applicant was asked to submit revised plans showing a photosimulated view of the ground furniture.

Ed Schmierer, Esq., and Robert V. Kiser left the meeting.

- b) ROY CARMEN  
611 Lawrenceville Road  
Princeton Battlefield & Stony Brook Settlement Historic District  
New Pool, Fence and Landscape  
Block 9301 Lot 13 Zone: R-1  
Project No. 57HP-2014

E. Kim referenced her report dated February 2, 2015 and stated that the preservation plan is for a new in-ground pool, fencing and landscaping for a single family residence. The recently adopted historic ordinance was used for this proposal, the subject property includes the remains of a mill, a farmhouse and other stone outbuildings. A 15' x 30' in-ground pool is proposed at the rear of the property, north of the garage and driveway. Bluestone coping will line the pool perimeter. The pool equipment will be placed on the north side of the garage. One internal pool light is proposed. She then described the six foot solid split rail fencing and gate. The application notes that no trees will be removed but she believes there will be some removal. She then

recommended that plant material is recommended to be more winter hearty because it is within the floodway area. State approval must be obtained by the applicant because it is within the floodplain. The applicant should indicate the dimension of the stone cap on the stucco post, provide setbacks for zoning requirements and make sure that the photograph provided is really a true indication of the proposal. Detail of the stockade fence should also be provided.

Dr. Carman, applicant, stated that the area had been flooded recently and all debris and dead trees have been removed. A mixture of holly has been planted and evergreens buffer the property from the adjacent residential property. The well on site was also replaced. They wish to install a pool at the rear of the site. The pool will not be seen from the roadway as it will be 208 feet away. Stucco features with stone fillers are proposed for the pool area so as to blend with the house. Plant material will be installed in the front of the fencing and a photosimulation was presented of the fence.

R. von Zumbusch noted concern about the wall design, it is not in keeping with the character of the architecture. Put the wall back a few feet so plantings can be installed or vines installed on the wall to soften it. He understands their need for privacy so the wall is acceptable. R. von Zumbusch stated that he recommends a simple stone wall or a stucco wall, the proposal is too fancy and does not fit with the character of the carriage house. Dr. Carman stated that they are flexible with the design of the wall therefore a redesign is not an issue. A subcommittee to review this was suggested to work out the final details of this proposal. R. von Zumbusch stated that the wall could be unified in color and recommended stone or stucco, not a mixture of stone/stucco and wood as proposed.

D. Schure stated that the design of the landscaping is not a concern because there is a long history of developed and created landscapes in this community and it is changeable. The members of the subcommittee are R. von Zumbusch and D. Schure.

Motion was made by R. von Zumbusch to approve this plan with the condition that the design of the wall and landscaping in front of the wall be reviewed by the subcommittee. The motion was seconded by C. Kurtz Gowen. The vote was 7-0 in favor. Motion carried.

For: Capozzoli, Kurtz Gowen, Satterfield, Schure, Shatzkin, Tazelaar, von Zumbusch

Against: None

Abstain: None

Approval is granted with conditions including recommendations C1, C2, C3, C4, C5, C6, C7 a through g.

All landscaping should be maintained for two years to make sure of survival

All fencing including the fence and gate for the pool area should be similar to what exists.

#### **RESOLUTION**

- a) RFP request to Mayor and Council  
Preliminary Investigation of Witherspoon-Jackson Neighborhood District

Chairman Capozzoli stated that at the last meeting it was determined that a request for proposal providing the scope of work was needed for Council consideration. Three different schemes, time frames and budget information for each scheme should be a part of this document. An amount of up to \$20,000 is being considered for the initial consultant review providing a definition of what this district would be. R. von Zumbusch recommended instead of going out to bid we should use the money to hire a qualified consultant to do the work. C. Tazelaar asked if the price of \$20,000 can be verified, we need to know that this is a worthwhile project. Chairman Capozzoli stated that in the past, Township Committee has paid for consultant review when considering historic designation. Having a third party who deals with historic designation for many communities can give us a great perspective. The boundaries of the district are what the consultant will be asked to research. Kip Cherry, resident, stated that the designation should only include the area known as the old segregated neighborhood.

R. von Zumbusch stated that local designation may be all that will be sought at this time, national designation makes it easier to sell the property but we need a majority of people in that area to agree to this designation. One critical thing is community involvement and residents advised that they will be willing to provide information and assistance. \$20,000 may be enough to complete the whole thing. E. Schmierer advised that he will prepare the Request for Proposal.

Paul Driscoll, resident, stated that the boundary line is clear, it is the area is where the African American community were told to live when they were driven out of other areas of the community for commercial development. It has a rich heritage and a very good part of Princeton that they want to maintain. E. Kim stated that a historic cultural neighborhood is different than a historic district and easier to obtain.

S. Satterfield asked if she can give a tour to the consultant. All members stated that this would be critical and this is where we should begin. Ms. Cherry stated that time is of the essence because there are homes in this area that are proposed to be razed. R. von Zumbusch stated that that the Commission is expediting this so this can be presented to Council. The first step is to gain local designation to protect the buildings. National registry is needed in terms of protection for road improvement, state projects, very little chance of that in this area. S. Satterfield was asked to attend the Council meeting when this is scheduled.

## **PUBLIC COMMENT**

Kip Cherry advised that there was a decision on the Battlefield housing project, the Delaware and Raritan Canal Commission had denied the project. They are unsure as to what their next step will be.

## **DISCUSSION**

### a) 2015 Historic Preservation Priority Projects – Subcommittee Status

#### Architectural Protocol

C. Tazelaar stated that she is working on the architectural protocol and recommendations will be provided at the next meeting. She advised that Michele Donato, who assisted in the preparation of the first protocol, confirmed that she is interested in working on this.

A matrix spreadsheet of the subcommittees was distributed for board review. Changes should be given to E. Kim.

### **STAFF REPORTS**

R. von Zumbusch stated that the Historic Preservation Conference is scheduled for June 4, 2015.

### **MEMBER REPORTS**

Nothing was provided.

Being that there was no other business before the board, motion was made by Kurtz-Gowen and R. Shatzkin seconded the motion to adjourn the meeting at 8:00 pm. Motion carried.

Respectfully submitted,



Kerry A. Philip  
Secretary