

PRINCETON PLANNING BOARD

**MINUTES OF THE REGULAR MEETING
Thursday, December 5, 2013**

**PRINCETON - MAIN MEETING ROOM
Princeton, NJ**

PRESENT: Julie Capozzoli, Jenny Crumiller, Wanda Gunning, Bernie Miller, Timothy Quinn, Marvin Reed, Mildred Trotman, Gail Ullman, Cecilia Birge

ABSENT: Julie Nachamkin

ALSO PRESENT: Allen Porter, Board Attorney; Lee Solow, Director of Planning; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer

Chairperson Gunning opened the meeting at 7:35 pm, acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was adopted on January 17, 2013 and published on February 1, 2013.

ANNOUNCEMENTS: Mrs. Gunning advised that the Board's Rules & Regulations have been completed and will be on the December 12 agenda.

FINDINGS OF FACT/RESOLUTIONS:

a) 2014 Annual Calendar. Motion was made by Ms. Crumiller, seconded by Mr. Miller and carried with a voice vote of nine ayes. No one opposed. No one abstained.

HEARINGS:

a) BEATTY HOUSE, LLC
Major Site Plan w/variances
Vandeventer Avenue; Block 28.02, Lot 26
File # PB110825P

Mrs. Gunning recused herself advising that she was on the Board of the Historical Society at the time the property was sold. Mrs. Trotman chaired the meeting. Mr. Solow, Mr. West and Mr. Bridger were sworn in. Mr. Solow provided the Board with an overview of the application. It was noted that the existing 2-1/2 story single family home was constructed around 1780 and moved from Nassau Street to its present location in 1875. The applicant is proposing to construct two additional residential units to the property to be attached to the existing home via a one story addition. The plan also proposes improvements to the property that include driveways, exterior lighting, garden walls, patios, sidewalks and landscaping. An underground storm water detention system is proposed to be constructed along Park Place. Mr. Solow reviewed the variances that were part of the filed application: lot depth, front yard setback for the placement of the air conditioning condensers, placement of accessory structures in the front yard, and lot depth. Mr. Solow advised that staff does not support the variance for the

condensers in the front yard and requests that the equipment be relocated and suitably screened. Staff reports noted that the address for the site will now be Park Place.

Christopher Tarr, Esq., was sworn in and appeared on behalf of the applicant. Robin Resche (property owner), Craig Deutch, RA and James Chmielak, PE were sworn in as witnesses for the applicant. Mr. Tarr advised that the plan has been revised to eliminate all variances with the exception of the rear property line which is parallel to Park Place.

The applicant provided a PowerPoint presentation (made part of the minutes herein) marked as exhibit A1 that was used by Ms. Resche, Mr. Deutch and Mr. Chmielak to discuss the project and review the changes. The applicant made revisions to the plan based upon staff reports and comments from SPRAB. Mrs. Ullman asked if the applicant provided a response based upon the green building checklist (staff noted that the application was filed prior to its adoption). The applicant did provide some details to the Board regarding sustainability, but noted it was not applying for LEED certification.

Mrs. Trotman opened the meeting to the public at this time.

Jeff Clarke, Vice President for the Historical Society, was sworn in and advised the Board that at the time of the sale by the Historical Society, language was kept in the deed to maintain the historic preservation easement. Mr. Clarke added that the Historic Society has an annual review to confirm that no changes occur.

Anne Studholme, Esq., was sworn in and advised that she is representing Lee Gibson, who supported the application. Ms. Studholme advised that the only concern raised is regarding the drainage. Mr. West advised that he has been working with the applicant over the past few years and the drainage for the lot will tie into the Park Place culvert. Mr. West added that the staff report addresses the concerns and the applicant has agreed to comply with the conditions recommended.

Daniel Friedland, Madison Street, was sworn in and spoke against the project citing concerns about drainage and water problems in his basement.

John McGoldrick, address not provided, was sworn in and spoke of the building's historic nature even though it is not designated and it is not in a historic district. Mr. McGoldrick did not support the applicant's request for two cars in the drive and requested that the neighbors be notified prior to the approval of any photovoltaic panels on the roof. Mr. Tarr had no objection regarding the request to limit the number of cars in the drive.

Hearing no further comments, the public portion was closed. Mr. Tarr advised that the applicant is requesting to maintain the address of 19 Vandeventer. It was noted that if the address remains, new variances are created. In addition, it was noted that there is no proposal for photovoltaic and if being considered, the applicant agreed to bring the review to the Landscape Subcommittee.

Mr. Porter summarized the conditions, noting that the applicant has agreed to comply with all conditions in the staff report and issues regarding drainage, landscape subcommittee with notification to neighbors and resolve the issue of siding and color between SPRAB and HPC. Hearing no further comments, a motion was made by Ms. Capozzoli, seconded by Ms. Crumiller and carried with a voice vote of eight ayes. No one opposed. No one abstained.

Motion was made by Mr. Quinn and seconded by Mrs. Ullman to adjourn the meeting. Meeting was adjourned at 10:00 pm.

Respectfully submitted,

Dated: 6/2/14

Ilene Cutroneo, Secretary
PLANNING BOARD OF PRINCETON

Adopted: 7/31/14

Wanda S. Gunning, Chair
PLANNING BOARD OF PRINCETON

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