

PRINCETON PLANNING BOARD

**MINUTES OF THE REGULAR MEETING
Thursday, December 12, 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; Derek Bridger, Zoning Officer; Christine Lewandoski

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 informed the Board that the legal committee reviewed the RFPs submitted to the office and it was unanimous that we recommend hiring Miller, Porter Muller, PC for the 2014 year. Mrs. Gunning also thanked staff and the Board for its time spent this year on the numerous projects and applications. Mrs. Gunning advised that Julie Nachamkin has advised that she will not be returning to the Board in 2014 and that the nominating committee for the Board will wait until the Planning Board appointments have been confirmed at the Council's reorganization meeting in January.

FINDINGS OF FACT/RESOLUTIONS:

- a) NASSAU REALTY OF PRINCETON, LLC – 11/7/13
Minor Site Plan w/conditional use
Nassau Street; Block 28.01, Lot 25
File # P1313-065CO/P

Motion was made by Mr. Reed to adopt the findings, seconded by Ms. Crumiller and carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.

DISCUSSION:

- a) Alexander Street/University Place (ASUP) Update. Kevin Wilkes, Chair presented a PowerPoint presentation to the Board providing an overview of the work ASUP has been discussing. Mr. Wilkes advised that this presentation is a modification of the one that was made to the community in November that reviewed the focus areas agreed upon by the committee.

ASUP's consultants AECOM and URS have been working on various studies to address the issues raised. Mr. Wilkes advised that additional work will continue into 2014.

Chairperson Gunning opened the meeting to the public at this time.

Kip Cherry, Dempsey Avenue, questioned what model is being used to provide projections of the workforce, those working at home and future years addressing traffic issues. Ms. Cherry also requested that the ASUP group discuss ways to improve the Dinky and find a way to coordinate the bus with the Dinky schedule.

Anne Neumann, address not provided, questioned the turning radius for having a streetcar riding on a street lane and questioned the study being accepted to use as a basis to make these decisions.

Michael Landau, address not provided, asked that the committee discuss ensuring reliable transportation for the community.

Hearing no further comments, the public portion was closed. Mrs. Gunning thanked Mr. Wilkes and the members of the ASUP for providing the presentation to the Board.

b) Planning Board Rules & Regulations. Mrs. Gunning thanked Mrs. Ullman for the work that she, Mrs. Nachamkin, Mr. Porter and staff provided in completing the revised Rules & Regulations for adoption at tonight's meeting.

Board members had a brief discussion as to the classification of the member classes. Mr. Porter advised that the language mirrors what was adopted by the Council at reorganization meeting earlier this year. Hearing no further comments, a motion was made by Mrs. Ullman to adopt the Planning Board Rules & Regulations, seconded by Mrs. Trotman and carried with a voice vote of nine ayes. No one opposed. No one abstained.

Mr. Porter left the meeting at this time and Mr. Muller joined the dais.

Mr. Reed asked about the status of the AvalonBay litigation. Mr. Muller advised the Board that the judge ruled that to the challenge to the zoning was invalid; and that the LLC did not have standing to file suit for damages and the plaintiffs time to amend the complaint.

c) ZARC – Policy Memorandum: Historic Preservation Ordinances Merger

Mr. Muller reviewed his memorandum (made part of the minutes herein) to be sent to Princeton Council discussing policy items that were raised at the ZARC meetings. Concerns were raised regarding providing a statement on the record providing a reason for rejecting the recommendations of the advisory board. Mrs. Gunning commented that the Board always considers the recommendations, but in many cases the Board cannot support the request. Mrs.

Gunning expressed concern that by providing a reason it elevates the advisory board to a level that is not permitted by statute.

There was also discussion if the ordinance should allow HPC to sit as SPRAB for major applications, instead of requiring applicants to appear before both advisory boards. Mrs. Gunning recognized that by allowing this recommendation it would be less expensive and easier for the applicant. However, Mrs. Gunning did advise that she received a memo from Bill Wolfe, Chair of SPRAB noting that he did not support this recommendation and only two major applications in the past 10 years went through this process.

Mr. Muller advised that he would finalize the memo based upon the review and discussion and forward it onto Council. Once Council makes its recommendations on the policy, ZARC and HPC will begin to revise the ordinance.

Motion was made by Ms. Crumiller to adjourn, seconded by Mrs. Ullman. Meeting adjourned at 10:30 pm.

Respectfully submitted,

Dated: 6/20/14

Ilene Cutroneo, Secretary
PLANNING BOARD OF PRINCETON

Adopted: 7/31/14

Wanda S. Gunning, Chair
PLANNING BOARD OF PRINCETON

ADOPTED - NOT OFFICIAL COPY