

PRINCETON PLANNING BOARD

MINUTES OF THE REGULAR MEETING

Thursday, January 16, 2014

**PRINCETON TOWNSHIP – Main Meeting Room
Princeton, NJ**

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

ABSENT: Mildred Trotman

ALSO PRESENT: Allen Porter, Esq., Board Attorney; Lee Solow, Planning Director; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer

Mr. Porter 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 December 6, 2013 and published on December 10, 2013.

OATH OF OFFICE. Mr. Porter administered the Oath of Office to Ms. Birge, Mr. Quinn and Mrs. Ullman.

REORGANIZATION OF THE BOARD

[1] Nomination & Election of Chair & Vice Chair. Ms. Capozzoli presented the report from the Nominating Committee (comprised of Mrs. Gunning, Mrs. Trotman, Mr. Quinn and Ms. Capozzoli) advising that the consensus to elect Mrs. Gunning as Chair and Mrs. Ullman as Vice Chair. Hearing no further nominations, a motion was made by Ms. Capozzoli to elect the slate from the Nomination Committee, seconded by Mr. Quinn and carried with the following roll call vote:

FOR: Birge, Capozzoli, Crumiller, Gunning, Miller, Quinn, Reed, Ullman
AGAINST: No one
ABSTAIN: No one

Mrs. Gunning thanked the Board and the Nominating Committee.

[2] Appointment of Planning Board Attorney. Motion was made by Mrs. Ullman to appoint Miller, Porter, & Muller, PC as the Board's attorney, seconded by Mr. Miller and carried with a voice vote of eight ayes. No one opposed. No one abstained.

[3] Appointment of Planning Board Secretary. Motion was made by Mrs. Ullman to appoint Ilene Cutroneo as Planning Board Secretary, seconded by Mr. Quinn and carried with a voice vote of eight ayes. No one opposed. No one abstained.

[4] Appointment of Planning Board Special Counsel. Motion was made by Mrs.

Ullman to appoint Karen Cayci, Esq., of the firm Herbert, Van Ness, Cayci & Goodell, PC as the Board's special counsel, seconded by Mr. Miller and carried with a voice vote of eight ayes. No one opposed. No one abstained.

ANNOUNCEMENTS: Chairperson Gunning reminded the Board that the Committee Assignment list from 2013 had been distributed and that the members should advise the office of their preferred assignments for 2014.

RESOLUTIONS

- a) Resolution for Special Meetings. Motion was made by Ms. Capozzoli to adopt the resolution, seconded by Mr. Miller and carried with a voice vote of eight ayes. No one opposed. No one abstained.
- b) Resolution for Fixed Meetings. Motion was made by Ms. Capozzoli to adopt the resolution, seconded by Mr. Quinn and carried with a voice vote of eight ayes. No one opposed. No one abstained.

MINUTES

- a) Regular Meeting – October 17, 2013. Motion was made by Mrs. Ullman to accept the minutes, seconded by Ms. Capozzoli and carried with a voice vote of eight ayes. No one opposed. No one abstained.

HEARINGS

- a) PRINCETON TERRACE CLUB
Minor Site Plan w/variances
Washington Road; Block 49.01, Lot 11
File #P1313-046P

Mr. Solow was sworn in and provided the Board with an overview of the application. Using a colored version of the site plan (marked as exhibit PB1), Mr. Solow advised that the applicant is proposing to construct a 1,745 square foot dining room addition to the rear of the building on part of the existing parking lot. The application indicates internal modifications to existing rooms. Also proposed is a new fire stair and elevator will be constructed on the north side of the building where the exiting fire escape is located; a new trash enclosure will be constructed in the north east corner of the site near the existing enclosure and an existing outdoor rear deck will be reconstructed. The application also includes that the parking lot will be reconfigured

William Sutphin, Esq. was sworn in and advised that he is appearing on behalf of the applicant. Mr. Sutphin advised that the applicant will be presenting a revised plan (dated 1/16/14 – marked as exhibit A1) that shows all parking variances have been eliminated and a redesign based upon the SPRAB comments and staff reports. Mr. Sutphin requested that the Board grant a three year approval term to eliminate the need to return to the Board after two years seeking a one year extension on the period of protection.

Graham Harrison, the applicant's Chair of the Board of Governors, was sworn in and presented a history of the property and advised that the facility is in need of repair. Mr.

Harrison advised that the Club is in the process of raising the funds needed for these renovations and expects it will take two to three years to raise the funds.

Terrance Smith, RLA, was sworn in and reviewed the existing conditions on site which require the renovations (using exhibit A2 – sheet not identified) and the parking modifications made in compliance with SPRAB and staff reports. Testimony was presented that the applicant agreed to work with staff on the lighting and fencing for the dumpster. Ms. Capozzoli recommended that these items be reviewed by the Landscape Subcommittee and staff agreed. The applicant agreed to provide revised plans for review.

Steven Krebs, Manager of the Club, was sworn in and advised that the proposal is not for increased membership. Mr. Krebs provided testimony about the parking needed by the Club's employees and noted that the students who eat at the club do not park vehicles at the Club.

Mrs. Gunning opened the meeting at this time to the public. Hearing no comments, the public portion was closed. Board members supported the applicant's parking request. Motion was made by Ms. Capozzoli to approve the application with the conditions in staff reports and discussed in the foregoing, seconded by Mr. Reed and carried the following roll call vote:
FOR: Birge, Capozzoli, Crumiller, Gunning, Miller, Quinn, Reed, Ullman
AGAINST: No one
ABSTAIN: No one

Mrs. Gunning recused herself from the next application and Mrs. Ullman chaired the meeting.

- b) JAMES A. MITCHELL, ESQ.
Minor Site Plan w/conditional use
Olden Street; Block 48.01, Lot 20
File #P1313-103CO/P

Mr. Solow was sworn in and provided the Board with an overview of the proposal. Using sheet ZO1, dated 9/26/13, Mr. Solow advised that the applicant is seeking approval to install a total of sixteen antennae (four- four panel arrays) and three electronic equipment cabinets on the rooftop of the E-quad building. The antennas and the electronic equipment will not be visible from the public way as the antennas and equipment will be located behind a new 12 foot high radio frequency transparent panel which will be attached to the buildings penthouse/stair tower and designed to match the existing façade. It was noted that SPRAB waived review of the application.

Mr. Porter updated the Board on the Federal Regulations governing wireless communication facilities. He noted that legislation is now in place to permit collocation installations without needing any municipal approval. Mr. Porter added that the reason the application is before the Board is due to the height of the antennae, staff determined that the applicant needs a conditional use authorization for this new installation.

James Mitchell, Esq., was sworn in and appeared on behalf of the applicant. Mr. Mitchell presented a summary of the testimony of his consultants requested that these consultants be sworn in (Ron Igneri, PE and Paul Dugan, PE/RF – both experts in the field) and to attest to the accuracy of the summary he presented.

Mr. Mitchell advised that the application is being filed at the request of the University noting that the area does not provide consistent coverage during heavy usage periods (during major events). The University indicated that this was the building where it wanted the installation. Mr. Mitchell advised that up to 16 antennae would be installed in the enclosure and nothing would be visible. A crane would be used for the installation of the equipment. Mr. Mitchell requested that the reports filed by the applicant be made part of the record.

Mr. Kyle provided a zoning analysis and visual assessment to support the applicant's request. He also reviewed the conditional use standards and advised the Board that there is no higher priority site available in this area.

The Board members questioned the increase of coverage. The applicant advised that the installation would provide a more reliable coverage. A street map showing the University boundaries and existing site (marked as exhibit A1) and propagation map (exhibit A2) were used to provide as a visual explanation.

Mrs. Ullman opened the hearing to the public at this time.

Kristin Appelget, Director of Regional and Community Affairs for the University, was sworn in and agreed with Mr. Mitchell's comments that the University had made the request for this installation. Ms. Appelget advised that the University reached out to the adjacent neighbors and they too supported this improvement to the service.

Martin Schneiderman, address not provided, was sworn in and advised the Board that the installation benefits the surrounding community as well as the University

Hearing no further comments, the public portion was closed. Mrs. Ullman also noted that there were no additional comments from the Board. Motion was made by Mr. Quinn to approve the application as discussed, seconded by Ms. Birge and carried with the following roll call vote:

FOR: Birge, Capozzoli, Crumiller, Miller, Quinn, Reed, Ullman

AGAINST: No one

ABSTAIN: No one

Motion was made by Mr. Quinn to adjourn and was seconded by Mr. Miller. Meeting adjourned at 10:00 pm.

Respectfully submitted,

Dated: 6/10/14

Ilene Cutroneo, Board Secretary
REGIONAL PLANNING BOARD OF PRINCETON

Approved: 7/31/14

Wanda Gunning, Chairperson
REGIONAL PLANNING BOARD OF PRINCETON

ADOPTED - NOT OFFICIAL COPY