

PRINCETON PLANNING BOARD

MINUTES OF THE REGULAR MEETING

Thursday, December 4, 2014

**PRINCETON MUNICIPAL BUILDING – Main Meeting Room
Princeton, NJ**

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

ABSENT: No one

ALSO PRESENT: Gerald Muller, Esq.; Board Attorney; Lee Solow, Planning Director; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer; Elizabeth Kim, Historic Preservation Officer

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

ANNOUNCEMENTS: No announcements were made.

FINDINGS OF FACT & RESOLUTION

- a) PRESENT DAY CLUB – 10/2/14
Minor Site Plan w/conditional use, variances & preservation plan
Library Place/Stockton Street; Block 36.02, Lot 4
File #P1414-035P

Motion was made by Mrs. Ullman to accept the findings as distributed, seconded by Ms. Crumiller and carried with a voice vote of nine ayes among those members eligible to vote. No one opposed. No one abstained.

- b) 2015 Annual Calendar. Mrs. Ullman made a motion to adopt the 2015 annual calendar, seconded by Mrs. Trotman and carried with a voice vote of nine ayes among those members eligible to vote. No one opposed. No one abstained.

DISCUSSION

- a) ORDINANCE REFERRAL – Historic Preservation Ordinance

Chairperson Gunning reminded the members that the Board reviewed the draft in October when ZARC completed its review. Mr. Solow provided the Board with a quick overview and advised the only change from the October version is the removal of escrow fees for designation of districts and/or buffer districts. Mr. Solow advised that Council agreed to allow HPC to review the protocol section and return to amend the ordinance at a later date. Mr. Solow advised that the Board's charge is to determine whether the ordinance is consistent with the Master Plan.

Chairperson Gunning opened the discussion to the public for comment.

Kip Cherry, representing the Princeton Battlefield Association, distributed a prepared statement (made part of the minutes) requesting additional changes to the ordinance.

Mrs. Gunning closed the public portion. Motion was made by Ms. Capozzoli to endorse the ordinance, finding it consistent with the Princeton Community Master Plan, seconded by Mrs. Ullman and carried with a voice vote of nine ayes. No one opposed. No one abstained.

HEARINGS:

Prior to the start of the application, Mrs. Gunning recused herself advising that her husband is an employee of the University. Mrs. Ullman chaired the meeting.

- a) **TRUSTEES OF PRINCETON UNIVERSITY**
Minor Site Plan w/variances
Faculty Road; Block 45.01, Lot 101
File # P1414-077PM

Mr. Solow was sworn in and provided the Board with an overview of the application. Using sheet CE-4, Mr. Solow described the various change and improvements proposed for this site. The applicant has always used this site for its grounds and maintenance equipment and is now to formalize the utilization by removing all existing structures, repaving the site to provide parking spaces for University vehicles, fleet vehicles and for support staff; prefab office building to be used by maintenance personnel, pole barn, installation of waste compactors, landscape storage area. Additional lighting and landscaping will be provided along with modifications to the drive at Faculty Road.

Mr. Solow advised that the applicant would require variances to complete this project that include: no shade trees in the parking area, not providing landscape for parking areas of 25 spaces, no end planting islands at the end of the parking rows, providing a lower lighting level than required by ordinance.

Christopher DeGrazia, Esq., was sworn in and appeared on behalf of the applicant. Ronald McCoy, University Architect, was sworn in and described the project using a PowerPoint presentation, marked as exhibit A1 (made part of the minutes herein). Mr. McCoy advised that the site functions as a typical maintenance facility. Mr. Cohen commented that he felt full lighting was needed for the area. Mr. McCoy advised that the site is locked and has adequate lighting. He advised that the area does not need full parking lot standards and the pole lights are adequate to meet safety needs.

Thomas O'Shea, PE was sworn in and reviewed the variances being requested. Mr. O'Shea advised that these are technical variances for parking area shade trees, landscaped areas, and end parking islands noting that the applicant is providing trees, but it will be located around the perimeter of the maintenance yard, not in the middle. Mr. O'Shea also discussed the request for the lighting variance, noting that the lighting proposed will provide a safe condition and is better than what currently exists.

Jonathan Baer, Director of Building Services, was sworn in and advised that the noise level will meet the ordinance requirements.

Mrs. Ullman opened the meeting to the public at this time. Hearing no comments, public portion was closed. Mr. DeGrazia advised that the applicant will agree to all conditions from the staff reports. Motion was made by Ms. Capozzoli to approve the application with the conditions as discussed in the foregoing and all staff reports, seconded by Mrs. Trotman. Mr. Cohen requested that a condition be added to require the applicant to provide high albedo pavement which is a lighter color pavement to reduce the heat as plantings were not being provided. The applicant and Mr. West both indicated that they would look into the feasibility of using it and Mr. Solow recommended that the Landscape Subcommittee would review to require the use upon the advice of the Land Use Engineer. Ms. Capozzoli amended the original motion and Mrs. Trotman amended the seconding of the motion. The motion was carried with the following roll call vote:

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

AGAINST: No one

ABSTAIN: No one

Motion was made by Mrs. Trotman to adjourn, seconded by Ms. Crumiller and carried with a voice vote of eight ayes. No one opposed. No one abstained. Meeting adjourned at 10:00 pm.

Respectfully submitted,

Dated: 4/27/15

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 6/4/15

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD