

# PRINCETON PLANNING BOARD

## MINUTES OF THE REGULAR MEETING

Thursday, December 11, 2014

PRINCETON MUNICIPAL BUILDING – Main Meeting Room  
Princeton, NJ

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

**ABSENT:** Cecilia Birge

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

Chairperson Gunning opened the meeting at 7:30 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:** Mrs. Gunning advised that the Master Plan Committee meeting scheduled for December 15 will be postponed and rescheduled in 2015.

### **HEARINGS:**

- a) ROESER & KUCEROVA  
Minor Subdivision w/variances  
Valley Road; Block 7009, Lot 1  
File #P1414-043MS-1

Mr. Solow was sworn in and provided the Board with an overview of the application. Using sheet 3 of 3 (PB1), Mr. Solow advised that the Board's Subdivision Committee in September 2014 approved a minor subdivision on this property creating a conforming two lot subdivision with irregular/zigzag lot lines. As a condition of approval, the Subdivision Committee asked the applicant to file another subdivision with straight lot lines to provide a more conventional streetscape (PB2, sheet 2 of 3). The traditional subdivision would require variances to be granted by the Board.

Mr. Porter added that the Subdivision Committee approved the conforming application and the applicant agreed to the condition requiring it to file the subdivision with variances. It was understood that if the revised application was not approved by the full Board, the condition established would be satisfied and the conforming application with the zigzag lines would be approved with no further action is needed.

Questions were raised by Board members regarding driveway placement, number of trees to be removed, and placement of the dwellings. Mr. Porter reminded the Board that the application is only for subdivision.

Richard Schatzman, Esq., was sworn in and appeared on behalf of the applicant. Mr. Schatzman introduced Cyril Kucera as the applicant and engineer for the application. Mr. Kucera was sworn in and provided the Board with exhibits on the subdivision – A1, proposed conventional subdivision with variances; A2, the approved conforming subdivision with the zigzag lot lines; A3, a sheet showing surrounding lots with similar streetscapes; A4, a sheet showing same streetscape with the conforming zigzag lot subdivision.

Mr. Kucera advised the Board that the proposed plan removed eight trees and the approved plan proposes 18 trees for removal. Testimony was presented that the variance needed is only for lot width and the applicant agreed to all conditions listed in the current staff memorandum and the September memorandum.

Several Board members did not like the front loaded garage stating that it is not in keeping with the streetscape. It was recommended that the applicant consider a shared drive instead of two separate drives. Mrs. Ullman and Ms. Capozzoli reminded the Board that the applicant has an approved conforming subdivision and it was recommended by the Committee to provide a more conventional subdivision to have a better looking streetscape. Mr. Kucera did not agree to provide the shared driveway.

Chairperson Gunning opened the meeting to the public. Hearing no comments the public portion was closed. Mrs. Ullman made a motion to approve the subdivision with the conditions as described in the staff reports and the foregoing, seconded by Ms. Capozzoli and carried with the following roll call vote:

FOR: Capozzoli, Crumiller, Miller, Quinn, Trotman, Ullman, Gunning, Cohen

AGAINST: Reed

ABSTAIN: No one

- b) PNC REALTY SERVICES  
Amended Site Plan with variances  
North Harrison Street; Block 7401, Lot 1  
File #P149936PD

Mr. Solow was sworn in and provided the Board with an overview of the application. Mr. Solow advised that the applicant is amending its original approval to phase the original approval and provide a temporary trailer that will include a drive through window, walk up ATM and five parking spaces – phase 1 (exhibit PB1, sheet 4 of 18). The trailer will be placed on a concrete pad and include an accessible ramp. Lighting and landscaping are also proposed. A front yard variance for the trailer is being requested. The applicant indicates that the trailer will be on site between six and 12 months and will be removed once the new bank facility is completed. Phase 2 (sheet 5 of 18) is the remainder of the site.

Mrs. Gunning questioned if the variance goes away when the trailer is removed. Mr. Bridger advised that it will go away.

Diane Hickey, Esq., was sworn in and appeared on behalf of the applicant. Peter Ibriham, RA was sworn in and described the canopy, lighting and signage for the temporary trailer, using exhibit A1 (plans and elevations dated December 2014).

Tony Diggan, PE, was sworn in and used exhibit A2 (Phase 1 of sheet 1 of 1) discussing the construction of the site and the demolition of the existing structure, elevations of the trailer, signage and components of the trailer (using exhibit A1 and A3, sheet 3 dated 4/18/13 – approved plan). Mr. Diggan advised that the hours of operation were Monday through Friday from 8:30 am to 6 pm and Saturday from 9 am to 1 pm. Mr. Bridger reminded the applicant that the signs must comply with the ordinance and the engineer needs to review the lighting as it was not on the original submission.

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

Patricia DeLella, North Harrison, was sworn in and questioned the sidewalk availability. Mr. Diggan advised that the sidewalk would be accessible.

Mr. Porter summarized for the Board that the applicant was seeking an amended site plan approval for the temporary trailer, variance for the location and items noted in staff reports; all lighting and signs are subject to approval of the Zoning Officer and the Land Use Engineer. The applicant will demolish or remove the trailer when the structure is no longer needed and the variance for the trailer does not run with the land. Motion was made by Mr. Miller to approve the application as discussed, seconded by Ms. Capozzoli and carried with the following roll call vote:

FOR: Capozzoli, Crumiller, Miller, Quinn, Reed, Trotman, Ullman, Gunning, 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 nine ayes. No one opposed. No one abstained. Meeting adjourned at 9:30 pm.

Respectfully submitted,

Dated: 5/5/15

Ilene Cutroneo, Board Secretary  
PRINCETON PLANNING BOARD

Approved: 6/4/15

Wanda Gunning, Chairperson  
PRINCETON PLANNING BOARD