

**PRINCETON PLANNING BOARD**

**MINUTES OF THE REGULAR MEETING  
Thursday, February 7, 2013**

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

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

**ABSENT:** No one

**ALSO PRESENT:** Allen Porter, Board Attorney; Gerald Muller, Board Attorney; Lee Solow, Director of Planning; Ilene Cutroneo, Board Secretary

Chairperson Gunning opened the meeting at 7:40 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:** Mr. Reed announced that he was in the process of scheduling a Master Plan Subcommittee meeting for Monday, March 11 at 9:30 am to review the Circulation Element which was prepared in 2012.

**FINDINGS OF FACT**

a) AvalonBay Communities, Inc. – 12/19/12  
Minor Site Plan  
Henry Street; Block 7101, Lots 8,9,10,11,12,13,14,15  
File #PT129948PM

AvalonBay Communities, Inc. – 12/19/12  
Prelim/Final Major Site Plan  
Witherspoon Street; Block 21.02, Lot 1  
File #PB120888P

Mrs. Gunning advised that the findings were electronically distributed to the Board on February 1 and some minor grammatically corrections were made and redistributed to the Board on February 6. It was noted that the only ones eligible to vote on the findings were those who voted to deny the application. Motion was made by Mr. Miller, seconded by Ms. Crumiller and carried with the following roll call vote:

FOR: Crumiller, Miller, Reed, Ullman, Gunning

AGAINST: No one

ABSTAIN: No one

The Board thanked Mr. Muller for his work in the preparation of the findings. Mr. Muller left the meeting at this time, Mr. Porter joined the dais.

**MINUTES:**

a) Regular Meeting – January 17, 2013. Motion was made by Mrs. Trotman, seconded by Ms. Crumiller and carried with a voice vote of nine ayes to accept the minutes as presented. No one opposed. No one abstained.

**HEARINGS:**

a) PRINCETON MASTER PLAN

Mr. Porter advised ultimately the Princeton Community Master Plan will need to be substantively modified to change the references of two Princetons to the current municipality of Princeton. Until those changes are made, it is still important to have a Master Plan in place for the new municipality to continue with its zoning; as any zoning adopted without a Master Plan in place can be challenged. The action tonight will to readopt the Princeton Community Master Plan as the Princeton Master Plan to include all elements, maps, appendices, housing element and fair share plans of the former Borough of Princeton and former Township of Princeton. A resolution to adopt the Master Plan was revised and distributed to the Board on February 1.

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

Hendricks Davis, questioned the approach the Master Plan Subcommittee will take in planning for a new community and its impact long term. Mr. Davis stated that it is worthwhile to have a more comprehensive and broad approach in thinking about the community as it relates to planning. Mr. Reed advised that the next project expected to be undertaken would be a Vision Statement for the community.

Hearing no further comments, the public portion was closed. Motion was made by Mr. Reed to adopt the Princeton Master Plan and its resolution, seconded by Mrs. Nachamkin and carried with the following roll call vote:

FOR: Capozzoli, Crumiller, Miller, Nachamkin, Quinn, Reed, Trotman, Ullman, Gunning

AGAINST: No one

ABSTAIN: No one

Motion made by Mrs. Ullman to adjourn, seconded by Mr. Miller and carried with a voice vote of nine ayes. No one opposed. No one abstained. Meeting adjourned at 8:15 pm

Respectfully submitted,

Dated: 2/25/13

Ilene Cutroneo, Secretary  
PLANNING BOARD OF PRINCETON

Adopted: 3/7/13

Wanda S. Gunning, Chair  
PLANNING BOARD OF PRINCETON

ADOPTED - NOT OFFICIAL COPY