

PRINCETON PLANNING BOARD

**MINUTES OF THE REGULAR MEETING
Thursday, June 6, 2013**

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

PRESENT: Julie Capozzoli, Jenny Crumiller, Wanda Gunning, Bernie Miller, Julie Nachamkin ,
Timothy Quinn, Gail Ullman, Mildred Trotman,

ABSENT: Marvin Reed, Anne Burns

ALSO PRESENT: Allen Porter, Board Attorney; Lee Solow, Director of Planning; Ilene
Cutroneo, Board Secretary; Jack West, Land Use Engineer; Derek Bridger, Zoning
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 January 17, 2013 and published on February 1, 2013.

ANNOUNCEMENTS: Mrs. Gunning advised that ZARC has scheduled a meeting on June 12
at 8:30 am to continue its review of the land use ordinances. Mrs. Gunning also reminded the
Board of its upcoming meetings on June 20 and June 27.

FINDINGS OF FACT

- a) MAMOUNS PRINCETON LLC – 5/16/13
Minor Site Plan w/variances (HPC plan approval)
Witherspoon Street; Block 20.01, Lot 33
File #P1313-031P

Motion was made by Mrs. Trotman to approve the findings, seconded by Mr. Quinn and
carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No
one abstained.

MINUTES

- a) Regular Meeting – 7/12/12. Motion was made by Mr. Miller to accept the minutes as
distributed, seconded by Mrs. Trotman and carried with a voice of five ayes among those
members eligible to vote. No one opposed. No one abstained.
- b) Special Meeting – 9/20/12. Motion was made by Mrs. Ullman to accept the minutes as
distributed, seconded by Mr. Miller and carried with a voice vote of five ayes among those
members eligible to vote. No one opposed. No one abstained.

HEARINGS

- a) **WESTERLY ROAD CHURCH**
Preliminary/Final Major Subdivision
Mountain Avenue and Westerly Road; Block 6703, Lots 12, 13 & 14
File # PT129957SPF

Mr. Solow was sworn in and provided the Board with an overview of the application. Using sheet 3 of 13, Existing Conditions Plan (PB1) and sheet 6 of 13 – Overall Site Plan (PB2), Mr. Solow advised that the applicant is proposing to demolish the existing church, remove the gravel parking lot and create seven residential lots. Three lots will front Mountain Avenue and four lots will front Westerly Road. The two homes on Mountain Avenue will remain and the lot sizes will be reduced. The one home now fronting Westerly Road will remain and three new lots fronting Westerly Road will be created. No curb cuts are required for the new driveways as they were put in place when the road was reconstructed. The property is in the R-5 zone and the proposed subdivision complies with R-5 zone requirements.

Mr. West was sworn in and advised that the applicant has agreed to comply with the comments from the Engineering memorandum and advised that the Fire Official indicated that he had no comments on this application.

Daniel Haggerty, Esq., was sworn in and appeared on behalf of the applicant. Mr. Haggerty introduced the applicant's consultants and requested that they be sworn in: Gene McDonald, Project Manager and member; John Beason, Pastor and Gary Vecchio, PE. Mr. McDonald and Mr. Beason discussed the church's move to its new location and advised that it would not be involved in the construction of the new homes, only the sale of lots. Mr. Beason added that the Church hopes to sell the project as quickly as possible. At this time it was not known whether the lots would be sold individually or to a developer. Using the sheet with existing and proposed conditions (marked as A2) Mr. Vecchio reviewed the staff and advisory board reports and advised that the applicant would comply with the Engineer's report. The SPRAB report was reviewed and the applicant responded to the comments. It was noted that all large trees will be preserved on the site.

Chairperson Gunning opened the meeting for public comments.

Mike Emann, Westerly Road, was sworn in and spoke in support of the application.

Hearing no further comments, the public portion was closed. Motion was made by Mrs. Ullman to approve the subdivision subject to the conditions as discussed in the reports and the foregoing, seconded by Mr. Miller and carried with the following roll call vote:

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

AGAINST: No one

ABSTAIN: No one

Motion was made by Mrs. Trotman and seconded by Ms. Capozzoli to adjourn. Meeting adjourned at 8:30 pm.

Respectfully submitted,

Dated: 7/12/13

Ilene Cutroneo, Secretary
PLANNING BOARD OF PRINCETON

Adopted: 8/12/13

Wanda S. Gunning, Chair
PLANNING BOARD OF PRINCETON

ADOPTED - NOT OFFICIAL COPY