

PRINCETON PLANNING BOARD

**MINUTES OF THE REGULAR MEETING
Thursday, June 20, 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

ABSENT: No one

ALSO PRESENT: Allen Porter, Board Attorney; Lee Solow, Director of Planning; Ilene Cutroneo, Board Secretary; Robert Kiser, Municipal Engineer; 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 reminded the Board of its upcoming meetings on June 27, July 11, 18 and possibly 25 for the AvalonBay application. Mr. Reed announced that the Free B service for the community has expanded to provide increased midday service as well as a connection to the Shopping Center.

FINDINGS OF FACT

- a) PNC REALTY SERVICES – 4/18/13
Prelim/Final Major Site Plan w/variances
N Harrison Street, Block 7401, Lot 1
File #PT129936P

Motion was made by Mr. Reed to approve the findings, seconded by Ms. Capozzoli and carried with a voice vote of five ayes among those members eligible to vote. No one opposed. No one abstained.

MINUTES

- a) Regular Meeting – 10/4/12. Motion was made by Mr. Miller to accept the minutes as distributed, seconded by Mrs. Trotman and carried with a voice of six ayes among those members eligible to vote. No one opposed. No one abstained.
- b) Regular Meeting – 5/18/13. Motion was made by Mrs. Ullman to accept the minutes as distributed, seconded by Mr. Miller and carried with a voice vote of seven ayes among those members eligible to vote. No one opposed. No one abstained.

HEARINGS:

- a) PRINCETON DAY SCHOOL
Minor Site Plan w/variances
The Great Road; Block 3501, Lot 12
File #P1313-048P

Mr. Solow was sworn in and provided the Board with an overview of the plan. Using sheet LLP-101, marked as exhibit PB1, Mr. Solow advised that the applicant is proposing two approximately 26 feet long curved brick and stone walls each of which will have “Princeton Day School” spelled out in aluminum letters. The area around the sign will be approximately 21 square feet. Each sign will be externally illuminated by three ground mounted light fixtures. This will replace the existing signage. Mr. Solow noted that SPRAB requested the applicant ensure that the proposed species of tulip is deer resistant.

Thomas Letizia, Esq., was sworn in and appeared on behalf of the applicant. Mr. Letizia advised that the school is replacing the existing signs and is seeking variances for the size and number of the signs. Daniel Sharp, CLA, was sworn in and used sheet LLM101 (exhibit A1) to describe the campus entrance and signage.

Chairperson Gunning opened the meeting to the public at this time. Hearing no comments, the public portion was closed. Motion was made by Mrs. Ullman to approve the plan, seconded by Ms. Crumiller and carried with the following roll call vote:

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

Mr. Porter left the meeting at this time and Ms. Cayci appeared as special counsel to the Board.

- b) FOUNTAIN RIDGE, LLC
Modification to Major Site Plan
Bunn Drive; Block 4301, Lots 3 & 4; Block 4401, Lots 1 & 2
File # P1313-051PD

Mr. Solow was sworn in and provided the Board with an overview (staff reports were marked as exhibit PB1). Using sheet CE10 from the approved site plan (marked as PB-2) and the site layout plan (marked as PB-3), Mr. Solow reviewed the original approval and proposed changes to the plan. The applicant is requesting to install utilities (gas, electric, telecommunication) within an easement in Hilltop Park along the northerly property line. In addition the applicant must comply with standards for installation established by PSE&G requiring manhole and conduit system. Also changed is the pedestrian walkway which is now proposing to follow the utility lines from Bunn Drive into the site. In addition three electrical transformers will be installed approximately 10 feet from the building. Mr. Solow noted that the

board's policy have the transformers be located a minimum 50 feet from any building. It was also noted that one of the transformers will be located in the surface parking lot, resulting in the loss of two parking spaces. Mr. Kiser was sworn in and further discussed the transformer placement and his concern regarding the milligauss measurements from the equipment. He requested that the applicant meet the Township standard of placing the transformers 50 feet away from the building. Mr. Kiser also advised that the former Township always provided for the utilities to be underground and wants the opportunity to further discuss the applicant's proposal for above ground installation.

Mark Solomon, Esq. was sworn in and appeared on behalf of the applicant. Brian Perry, PE, was sworn in and presented a PowerPoint (exhibit A1) and reviewed the changes proposed to the utility installation, walking path and placement of the transformers. It was noted that two parking spaces will be lost if one of the transformers is moved to the southern portion of the parking lot. Steve Lederach, RA was sworn in and provided testimony on the tree count for the site. Many of the Board members were expressed concerns that the utilities were changing from the original underground approval status to overhead and that the transformers were being placed so close to the residential building. There was also concern that the visitor parking would be reduced by the elimination of the two parking spaces. Testimony was presented that the applicant would monitor the visitor parking and make adjustments within the garage when the gate is relocated.

Jerry Castafero, Project Manager, was sworn in and advised that due to site constraints and the proximity of the Transco pipeline easement, excavation and site vibrations need to be held to a minimum. Therefore the applicant is proposing the installation of the utilities through an easement in the adjacent park.

Concerns were still raised regarding the applicant's proposed location for the transformers as well as requiring testing to ensure that the two milligauss level has been met. Mr. Kiser and Mr. West advised that they would work with the applicant to provide an acceptable distance from the building for the placement of the transformers and testing. Mr. Solomon objected to the testing requirement, advising that this is not in the ordinance and the Board is exceeding the permitted requirement. Mr. West informed the Board that he was confident the applicant would be able to meet the 50 foot placement without including the requirement to test.

Chairperson Gunning opened the hearing to public comments at this time.

Jeff Wu, address not provided, was sworn in and questioned the distance of the electrical utility line to the playground expressing concern that it would be damaging to the children. Mr. West advised that the overhead line would have no impact.

Hearing no further comments, the public portion was closed. In discussing conditions should the request be approved, the Board is requiring that both lines be placed in one trench, the transformers be placed at least 50 feet away from the buildings and if it is less than 50 feet

testing is to be done to meet the 2 milligauss standard. Mr. Kiser also requested that the applicant be responsible to maintain the walkways on public lands. The applicant agreed to requests raised in the joint staff report. However, Mr. Solomon objected the Board's requirement of the transformer testing. Mr. Solow recommended that the Board allow Mr. Kiser and Mr. West to work out the details with the applicant and if it could not be resolved then return to the Board to further discuss the transformer placement.

Motion was made by Mrs. Trotman to approve the modifications with the conditions as discussed in staff reports and the foregoing, seconded by Mr. Miller and carried with the following roll call vote:

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

AGAINST: No one

ABSTAIN: No one

DISCUSSION

a) Master Plan – Circulation Element. Mr. Reed reviewed the amount of time the subcommittees (first Circulation and then Master Plan) spent revising this element. Mr. Solow reviewed the maps that will be part of the element. The document distributed is the latest version and Mr. Reed asked that the Board review the material and provide its comments to staff to be included as part of the final editing with the hope to schedule the hearing to adopt the element in the Fall.

Motion was made by Mrs. Trotman and seconded by Ms. Capozzoli to adjourn. Meeting adjourned at 10 pm.

Respectfully submitted,

Dated: 7/30/13

Ilene Cutroneo, Secretary
PLANNING BOARD OF PRINCETON

Adopted: 9/19/13

Wanda S. Gunning, Chair
PLANNING BOARD OF PRINCETON