

PRINCETON PLANNING BOARD

**MINUTES OF THE SPECIAL MEETING
Thursday, July 18, 2013**

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

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

ABSENT: Julie Nachamkin, Timothy Quinn

ALSO PRESENT: Gerald Muller, 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 7:30 pm, acknowledging the opening statement as required by the Open Public Meetings Act, and stating that notice of this meeting was made on June 10, 2013.

ANNOUNCEMENTS: Chairperson Gunning reminded the Board of its upcoming meeting on July 25.

FINDINGS OF FACT:

- a) **WESTERLY ROAD CHURCH – 6/6/13**
Preliminary/Final Major Subdivision
Mountain Avenue and Westerly Road; Block 6703, Lots 12, 13 & 14
File # PT129957SPF

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

- b) **PRINCETON DAY SCHOOL – 6/20/13**
Minor Site Plan w/variances
The Great Road; Block 3501, Lot 12
File #P1313-048P

Prior to the adoption of the findings, Mrs. Ullman questioned the need of paying a consultant to review the proposed tulip plantings. The Board was advised that this was a condition in the report which was included as a condition, but staff will work out the details. Motion was made by Mr. Reed to accept the findings as distributed, seconded by Ms. Capozzoli

and carried with a voice vote of seven ayes among those members eligible to vote. No one opposed. No one abstained.

HEARINGS:

- a) AVALONBAY COMMUNITIES, INC. – continued from 7/11/13
Major Site Plan w/variances
Witherspoon Street; Block 21.02, Lot 1; Block 7101, Lots 8-14
File #P1313-047P

Mr. Muller advised the Board that he had received an email questioning whether or not Mrs. Nachamkin had a conflict with the current AvalonBay application given that she recused herself for the one reviewed by the Board in 2012. Mr. Muller informed the Board that after a very careful discussion with Mrs. Nachamkin, it was agreed that she did not have a conflict with the matter currently before the Board. However, Mrs. Nachamkin had concerns that this conversation may be a distraction and divert the focus of the hearing and therefore she has recused herself.

Mr. Muller also informed the Board that just prior to the start of the meeting, he received a letter from Robert Simon, the attorney representing PCSN, advising that the group is withdrawing its opposition to the plan and is now providing full support in seeking its approval. Mr. Muller read the letter from Mr. Simon into the record of the proceedings.

Chairperson Gunning announced that she was continuing with the public portion of the proceedings.

John Armonia, address not provided, was sworn in and objected to the project citing a problem with the existing sewer line on Henry Street. He stated that his home as well as other homes near him was flooded with raw sewerage coming from the hospital. Mr. West advised that the problem occurred with grease building up causing the line to fail. Mr. West added that the applicant must submit a plan to PSOC for its review and if the line needs to be replaced the applicant will comply.

Minnie Craig, Witherspoon Street, was sworn in and stated that the project must include very low income apartments and Princeton residents should be given first priority to the rentals.

The following members of the public were sworn in and discussed problems with the project using electronic presentations: Yaron Inbar, address not provided; Evan Yaskey, address not provided; Frank Rile, address not provided.

Heidi Fichtenbaum, Carnahan Place, was sworn in and objected to the use of vinyl windows along with the general mass of the project and what should be done to reduce the size of the development.

The following members of the public were sworn in and read prepared statements against the project: Antonio Reinerio, Carnahan Place; Shirley Satterfield, address not provided; Florence DeBardeleben, address not provided.

The following members of the public were sworn in and spoke in support of the application: Christina Kidde, address not provided; Maria Juega, address not provided; Kim Pimley, representing the Hospital Fund, read a prepared statement.

The following members were sworn in and spoke against the project: Dan Shea, address not provided; Peter Marks, address not provided; Bernadine Hines, address not provided; Wendy Ludlum, address not provided; Fred Appel, address not provided.

Meeting recessed at 9:10 pm and resumed at 9:20 pm with the following present:

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

ABSENT: Julie Nachamkin, Timothy Quinn

ALSO PRESENT: Gerald Muller, Board Attorney; Lee Solow, Director of Planning; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer

Chairperson Gunning continued with public comments.

Bill Hare, Jefferson Road, was sworn in and expressed concern that the project would increase traffic on Jefferson Road.

Mary Clurman, address not provided, was sworn in and utilized a previous electronic presentation to speak against the project.

Vincent Giordano, previously sworn, indicated that he is an attorney and requested to be allowed to cross examine the applicant's Planning/Engineering witness, Mr. Lange. Mr. Giordano questioned if any of the open space will be dedicated to the public. Mr. Lange advised that the applicant was providing publically accessible space to be used by the public. Mr. Vogel added that the park located at the corner of Franklin and Witherspoon will be dedicated to the municipality and the site will have open space (piazza) which has public access.

Mr. Bunting, previously sworn, asked if the applicant provided shared car services at any of the other AvalonBay projects. Mr. Vogel advised that he was aware of it being used and would explore this for the Princeton location.

Ms. Ludlum, previously sworn, questioned if subletting is permitted. Mr. Vogel advised that it was not permitted and Mr. Kasuba advised that all affordable units must be compliant with the statute. Ms. Ludlum stated that she wanted the applicant to submit in writing that subletting will not be permitted.

Ms. Fichtenbaum, previously sworn, asked if the applicant gave any further consideration to provide emergency power for the development. Mr. Vogel advised that the request is being taken very seriously however, it is not being considered at this stage of the development.

Ms. Pawlynsky, previously sworn questioned the eastern elevations and objected to the placement of the façade as it is shown from the access drive, not a road. She raised concerns regarding the height of the buildings and that visualizations are only from street level.

Paul Kapp, address not provided, was sworn in and expressed concerns regarding subletting of the apartments.

Ms. Airgood, previously sworn, said that the applicant must provide easements on all public accessible areas. Mr. Kasuba advised that easements will be discussed and will be provided.

Mr. York, previously sworn, asked that the applicant provide its financial information for public review. Mr. Mueller advised that financial requests are not in the jurisdiction of the Planning Board and asked Mr. York to provide any questions regarding the redesign.

Hearing no further comments, Mrs. Gunning closed the public portion.

Mrs. Trotman supported the public open space provided it was dedicated and maintained by the municipality.

Ms. Birge objected to the archway, stating that there seems to be no connectivity with the neighborhood and requested that the applicant provide direct and easy access to the piazza. Mr. Vogel responded that the current design provides a lobby for the residents in the building and the best access to the public areas on the site is through the park.

Mrs. Gunning closed the public portion and announced that the hearing would continue to the July 11, 2013 meeting and no further notice would be needed. Motion was made by Mrs. Trotman and seconded by Ms. Capozzoli to adjourn. Meeting adjourned at 11:00 pm.

Respectfully submitted,

Dated: 5/12/13

Ilene Cutroneo, Secretary
PLANNING BOARD OF PRINCETON

Adopted: 6/19/14

Wanda S. Gunning, Chair
PLANNING BOARD OF PRINCETON

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