

**PRINCETON PLANNING BOARD**

**AMENDED  
MINUTES OF THE REGULAR MEETING  
Thursday, September 19, 2013**

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

**PRESENT:** Jenny Crumiller, Wanda Gunning, Bernie Miller, Julie Nachamkin, Marvin Reed, Gail Ullman, Mildred Trotman

**ABSENT:** Julie Capozzoli, Timothy Quinn, Cecelia Birge

**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:** Mr. Reed advised that the office is in the process of scheduling a Master Plan Committee meeting in October.

**MINUTES:**

- a) Regular Meeting – 6/20/13. Motion was made by Mr. Miller to accept the minutes, seconded by Mrs. Trotman and carried with a voice vote of seven ayes among those members eligible to vote. No one opposed. No one abstained.
- b) Special Meeting – 6/27/13. Prior to the vote Ms. Crumiller advised that she provided Mrs. Cutroneo with a minor correction. Motion was made by Ms. Crumiller to accept the minutes as amended, seconded by Mrs. Ullman and carried with a voice vote of seven ayes among those members eligible to vote. No one opposed. No one abstained.
- c) Special Meeting – 8/12/13. Motion was made by Mr. Miller to accept the minutes, seconded by Mrs. Ullman and carried with a voice vote of five ayes among those members eligible to vote. No one opposed. No one abstained.
- d) Regular Meeting – 10/18/12. Motion was made by Mrs. Trotman to accept the minutes, 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.
- e) Special Meeting – 10/25/12. Motion was made by Ms. Crumiller to accept the minutes, seconded by Mr. Miller and carried with a voice vote of seven ayes. No one opposed. No one abstained.

**HEARINGS:**

- a) 66 WITHERSPOON LLC  
Minor Site Plan – objection to plan filed  
Witherspoon Street; Block 20.04, Lot 53  
File #P1313-006PM

Mrs. Gunning advised that the application was not noticed and would be rescheduled on a future agenda.

Prior to the start of the next hearing Mrs. Gunning recused herself advising that her husband is employed by the University. Mrs. Nachamkin chaired this portion of the meeting.

- b) TRUSTEES OF PRINCETON UNIVERSITY  
Minor Subdivisions w/variances  
[1] File #P1313-077MS  
Western Way; Block 50.01, Lot 17 & Block 10901, Lot 2  
  
[2] File #P1313-078MS  
Washington Road; Block 45.01, Lot 1 & Block 10801, Lot 29.02  
  
[3] File #P1313-079MS  
Alexander Street; Block 10701, Lot 3 & Block 11301, Lot 10

Mr. Porter advised that it would be easier to handle the three applications at one time. Mr. Solow was sworn in and provided the Board with an overview of the application. Using sheet 1 of 3 (marked as exhibit PB1), Mr. Solow advised that the applicant filed three minor subdivision applications to consolidate lots and eliminate odd shaped lots that were the result of old municipal boundaries. Each application results in the creation of two lots. Three of the lots will require variances for lot area. One of the subdivisions also requires a setback variance relating to a proposed structure.

Minor Subdivision, Application One - Consolidation of existing lots: Block 10701, Lot 3 (141.18 acres) and Block 11301, Lot 10 (91.15 acres). A variance for lot area for Lot 12 is required where a 50 acre lot is required and 37.58 acres is proposed.

Minor Subdivision, Application Two - Consolidation of existing lots: Block 45.01, Lot 1 (85.80 acres) and Block 10801, Lot 29.02 (125.43 acres). A variance for lot area for new Lot 102 is required where a 50 acre lot size is required and 37.96 acres is proposed. A variance for building setback is required for new Lot 102 where a 60 foot setback is required and proposed building 1 at Lakeside Apartments is located within this 60 foot setback area.

Minor Subdivision, Application Three - Consolidation of existing lots: Block 50.01, Lot 17 (19.92 acres) and Block 10901, Lot 2 (131.43 acres). The applicant is seeking a variance for lot area for new Lot 19 is required where a 50 acre lot size is required and 10.76 acres is proposed.

Board members questioned the reasoning behind the application, its impact on the current zoning and what if any projects are proposed as a result of these subdivisions. Mr. Solow advised that the proposed subdivision works within the current zoning.

Christopher DeGrezia, Esq., was sworn in and appeared on behalf of the applicant. Mr. DeGrezia advised that the University has in response to a recommendation from the Tax Assessor they have been working to consolidate the lots and address irregularities created by the former municipal boundaries. Mr. DeGrezia stated that no additional number of lots are being created and there is no benefit to the applicant for additional development.

Thomas O'Shea, PE, was sworn in discussed the existing lot lines using a sheet Condition Lot Lines, marked as exhibit A1, explaining that based upon a request from the Tax Assessor, the University has been working to clean up lot lines. A second sheet was used to explain the changes in the lot lines (marked as exhibit A2). Concerns were raised by Board members about a small strip of land (lot 29.01 in Block 10801) that is currently exclude from the proposed new lot 101 in Block 45.01. Mr. O'Shea advised that the University intends to convey this parcel to NJ Transit. However it was noted that should the transfer not be recorded by November 1, 2014, the parcel will be consolidated into the new lot 101 in block 45.01.

Board members continued to question the reasoning for the subdivisions and whether any future development will occur based upon this application. Dawn McCall, GIS analyst, was sworn in and advised that she has been working with the Tax Assessor and municipal engineers to resolve various tax map issues to clean up lot lines and to address the ongoing maintenance of the tax maps. University witnesses testified that it had no present plans to build on the Springdale Golf Course site. Mr. DeGrezia added that the proposed subdivisions further good planning practice.

Mrs. Nachamkin opened the hearing to the public at this time.

Name not audible. Springdale Road was sworn in and questioned the need of the various setback lines and variances being requested.

David Ludlum, South Harrison Street, was sworn in and questioned the proposed lot lines. Mr. O'Shea again reviewed the subdivision proposals and stated that the lot line adjustment does not change the development value as the zoning remains in place.

Alan Goodheart, address not provided, was sworn in and objected to the proposed subdivision saying that there was no reason for the proposal.

Wendy Ludlum, address not provided, was sworn in and criticized the Planner's report saying that more should be done to protect the Princeton community. Mr. Solow responded that the report only provides the information from the Land Use Code. The report describes the request from the applicant and as development is not changed nor is zoning, this application does not impact the Princeton community.

Clara Richardson, Springdale Road, was sworn in questioned why a certain parcel near West Drive (not identified) was not included in the consolidation application. Mr. O'Shea advised that it was recommended to leave it as an undisturbed area.

Hearing no further comments, the public portion was closed. Motion was made by Mr. Reed to approve the three minor subdivision applications with variances with the conditions as described in the staff reports and discussed in the foregoing. This was seconded by Mrs. Trotman and carried with the following roll call vote:  
FOR: Crumiller, Miller, Nachamkin, Reed, Ullman, Trotman  
AGAINST: No one  
ABSTAIN: No one

Mrs. Ullman commented on some of the comments and criticisms made of the applicant and staff during the public portion. She advised that it is necessary for the applicant to have a fair hearing and everyone should be treated with respect. The staff reports are provided to give a fair review of the proposal.

Motion was made by Mrs. Trotman to adjourn, seconded by Mrs. Ullman and carried with a voice vote of six ayes. No one opposed. No one abstained. Meeting adjourned at 9:30 pm.

Respectfully submitted,

Dated: 10/15/13

Ilene Cutroneo, Secretary  
PLANNING BOARD OF PRINCETON

Adopted: 11/7/13

Wanda S. Gunning, Chair  
PLANNING BOARD OF PRINCETON