

PRINCETON PLANNING BOARD

**MINUTES OF THE REGULAR MEETING
Thursday, October 17, 2013**

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

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

ABSENT: Marvin Reed, Cecilia 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: No announcements

FINDINGS OF FACT/RESOLUTIONS

a) TRUSTEES OF PRINCETON UNIVERSITY – 9/19/13

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

Motion was made by Mrs. Trotman to accept the findings 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.

b) Resolution requesting expanded Professional Services Agreement for:
Miller, Porter & Muller
in the matter of: Association for Planning at Hospital Site, LLC

Mrs. Cutroneo advised that the resolution would be placed on the next agenda as the estimate had not yet been finalized.

HEARINGS:

Prior to the start of the hearing, Mrs. Gunning recused herself, advising that her husband is an employee of the University. Mrs. Nachamkin chaired the hearing.

- a) TRUSTEES OF PRINCETON UNIVERSITY
Site Plan with variances
Faculty Road; Block 10801, Lot 1
File # PT129953PD

Mr. Solow was sworn in and provided the Board with an overview of the application. Using a colored version of sheet CE4 (marked as exhibit PB1), Mr. Solow advised that the applicant proposes to remove three existing tennis courts, eight existing parking spaces and replace them with a new parking lot and access drive. The new parking lot will contain 58 parking spaces for a net of 50 new parking spaces. The new parking area will be constructed using porous pavement. Landscaping, lighting and paths to connect to the existing walks are proposed. Mr. Solow noted that the parking plan addresses the concerns raised by staff in meeting the University's overall parking. SPRAB waived review, but Mr. Wolfe recommended that the University evaluate the path connection system, ground cover installations and its fencing. Staff indicated that it had no objection to the variances.

Christopher DeGrezia, Esq., was sworn in and represented the applicant. Mr. DeGrezia advised that the tennis courts have not been used for several years and the University is interested in reutilizing the area by providing the additional parking.

Thomas O'Shea, PE, was sworn in and accepted as an expert witness. The overall location plan, dated 10/15/13 (exhibit A1) and a site plan that was a compilation of the lighting and landscaping plan (exhibit A2) were used to review the application. Mr. O'Shea presented testimony in support of the variances being requested and addressed the staff reports. Mr. O'Shea advised that the variances being requested are due to the confinement of the area where the parking is being placed. In response to Mr. Wolfe and staffs' comments the testimony was that a new path to the boathouse has been installed and works well for the site. Responding to the landscape islands, it was noted that if installed six parking spaces would be eliminated. The plantings, while not native to the site, the applicant requested that they be allowed to use them as it is deer resistant. Mr. O'Shea advised that the new curbing in the parking area would be belgian block, but would prefer to leave the other areas in its natural state to allow for water flow along the property. Staff had no objections to the applicant's position on this issue.

Hearing no further comments, the public portion was closed. Motion was made by Mr. Miller to approve the application 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: Capozzoli, Crumiller, Miller, Nachamkin, Quinn, Reed, Trotman, Ullman
AGAINST: No one
ABSTAIN: No one

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 8:30 pm.

Respectfully submitted,

Dated: 11/1/13

Ilene Cutroneo, Secretary
PLANNING BOARD OF PRINCETON

Adopted: 1/16/14

Wanda S. Gunning, Chair
PLANNING BOARD OF PRINCETON

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