

**PRINCETON PLANNING BOARD**

**MINUTES OF THE REGULAR MEETING**

**Thursday, February 20, 2014**

**PRINCETON TOWNSHIP – Main Meeting Room  
Princeton, NJ**

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

**ABSENT:** No one

**ALSO PRESENT:** Allen Porter, Esq., Board Attorney; Lee Solow, Planning Director; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer

Mrs. 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 December 6, 2013 and published on December 10, 2013.

**FINDINGS OF FACT:**

- a) BEATTY HOUSE, LLC – 12/5/13  
Major Site Plan w/variances  
Vandeventer Avenue; Block 28.02, Lot 26  
File #PB110825P

Motion was made by Ms. Capozzoli to accept the findings, seconded by Mrs. Ullman and carried with a voice vote of seven ayes among those members eligible to vote.

- b) GRANT HOMES, LLC – 1/29/14  
Minor Subdivision  
Haslet Avenue; Block 10604, Lot 12  
File #P1313-113MS

Motion was made by Ms. Capozzoli to accept the findings, seconded by Mrs. Ullman and carried with a voice vote of three ayes. No one opposed. No one abstained.

**MINUTES:**

- a) Special Meeting – November 15, 2012. Motion was made by Mr. Miller to accept the minutes, seconded by Mrs. Trotman and carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.

- b) Special Meeting – November 29, 2012. Motion was made by Mrs. Ullman to accept the minutes, seconded by Mrs. Trotman and carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.

- c) Regular Meeting – April 4, 2013 (corrected). Motion was made by Ms. Crumiller to accept the minutes, seconded by Mrs. Trotman and carried with a voice vote of eight ayes among those members eligible to vote. No one opposed. No one abstained.
- d) Subdivision Meeting – January 29, 2014. Motion was made by Mrs. Ullman to approve the minutes, seconded by Ms. Capozzoli and carried with a voice vote of three ayes. No one opposed. No one abstained.

**HEARINGS:**

Prior to the start of the hearings, Mrs. Gunning recused herself and Mrs. Ullman chaired the hearings.

- a) TRUSTEES OF PRINCETON UNIVERSITY  
Minor Site Plan w/variances and Historic Preservation Plan approval  
8 Dickinson Street; Block 44.01, Lots 28, 31, 33  
File #P1313-070P

Mr. Solow was sworn in and provided the Board with an overview of the project. Using sheet CE4 (exhibit P1), Mr. Solow noted that the applicant recently renovated the interior of the 8 Dickenson and is now seeking minor site plan with variances and Historic Preservation Plan approval to replace the stone drive on lots 28 and 31; reconfigure the existing stone parking area on lot 31 to provide five parking spaces; relocate the existing bluestone walk between lot 28 and lot 33; obtain approval for a future handicap ramp located to the rear of the residence and install additional landscaping and lighting.

Board members questioned the location of bike racks in relation to the building and noted that the preservation of the tree is an important part of the landscape plan. Mr. Solow advised that the revised plans will be reviewed by the Landscape Subcommittee and HPC.

Christopher DeGrazia, Esq., was sworn in and appeared on behalf of the applicant. Mr. DeGrazia advised that the applicant is in the process of renovating the site to refresh and renew the look of the property. Kristen Appelget, Director of Community and Regional Affairs, was sworn in and informed the Board that the upgrades proposed are needed to meet current code requirements. Ms. Appelget noted that the first floor is an adaptable ADA compliant unit and the applicant would like to install a ramp if it is needed by a future rental. The parking renovations provide a delineation of the spaces for a more formal parking format. Ms. Appelget noted that there is room on the porch for bicycle storage as well as space in the basement.

Thomas O'Shea, PE was sworn in (using exhibit A1 – site layout of 8 Dickinson and exhibit A2, sheet with four photos of the existing house with different elevations) and reviewed the approvals received through the Administrative Waiver process and focused on the approvals needed from the Planning Board. The filed landscape and lighting plan (marked as A3) was used to provide testimony regarding the variances for parking stall size, set back, safety lighting for the lot.

Questions were raised regarding the consolidation of the lots. Mr. DeGrazia advised that if the Board and its professionals want it done, the applicant will comply; but it is not being requested. Mr. Porter added that if the parcels are not merged then a note needs to be placed on the plan that the individual lots cannot be transferred.

Mrs. Ullman opened the meeting to the public at this time. Hearing no comments, public portion was closed. Motion was made by Mr. Miller to approve the application with the conditions in the staff reports and comments in the foregoing, seconded by Mrs. Trotman and carried with the following roll call vote:

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

- b) TRUSTEES OF PRINCETON UNIVERSITY  
Minor Site Plan w/conditional use  
Olden Street; Block 48.01, Lot 20  
File #P1313-124P/CO

Mr. Solow was sworn in and provided the Board with an overview of the application. Using the survey, sheet 1 (exhibit PB1), Mr. Solow advised that the applicant is proposing to convert an existing office and storage area into a laboratory space. The proposed lab will be used in the development of a quantum computer. All wet lab processes will take place in the existing lab next door. All construction will be limited to interior renovations and there will be no exterior exhausts or addition of any chemicals to the waste water system.

Christopher DeGrazia, Esq., was sworn in and appeared on behalf of the applicant. Mr. DeGrazia advised that the applicant is proposing to convert three storage rooms and an office into the lab space. Andrew Houck, Assistant Professor of Electrical Engineering at Princeton and part of the design team, was sworn in and advised that the team is developing a new computer and it will not produce any odors, chemicals or need an exhaust system.

Thomas O'Shea, PE was sworn in and reviewed the area where the conversion would take place (exhibit A1, sheet A1.01 architectural floor plans). Concerns were raised by Board members as to the location of emergency equipment if needed. Mr. O'Shea showed the location of the emergency shower and advised that it is close enough to the wet lab should it be needed.

Mrs. Ullman opened the meeting to the public for comments at this time. Hearing no comments, the public portion was closed. A motion was made by Mr. Reed to approve the application with the conditions as discussed and described in staff reports, seconded by Mr. Miller and carried with the following roll call vote:

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

Motion was made by Mrs. Trotman to adjourn and was seconded by Ms. Crumiller.  
Meeting adjourned at 9:00 pm.

Respectfully submitted,

Dated: 7/21/14

Ilene Cutroneo, Board Secretary  
REGIONAL PLANNING BOARD OF PRINCETON

Approved: 9/18/14

Wanda Gunning, Chairperson  
REGIONAL PLANNING BOARD OF PRINCETON

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