

PRINCETON PLANNING BOARD

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

Wednesday, December 10, 2014

**PRINCETON – WITHERSPOON MUNICIPAL BUILDING – Meeting Room B
Princeton, NJ**

PRESENT: Wanda Gunning, Chair; Julie Capozzoli, Gail Ullman, Timothy Quinn, Alternate

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

Meeting was called to order at 9:30 a.m. Mrs. Gunning advised that the meeting was duly noticed under the Open Public Meetings Act.

- a) 402 NASSAU STREET, LLC
Minor Subdivision
404 Nassau Street; Block 32.02, Lot 6
File #P1414-109MS

Present for the applicant: Christopher Tarr, Esq.; James Chemlek, PE; Roman Barsky, Daniel Barsky – Applicant/Owner

Mr. Solow provided an overview of the application and used a colored rendering of sheet 3 from the applicant's submission. Mr. Solow summarized the staff reports and advised that the subdivision will create two new complying lots and will demolish the existing dwelling on the lot. Both the lots will front on Nassau Street and any home built on these lots shall comply with the applicable bulk requirements in accordance with the applicable zoning code. Mr. West added that the applicant should also comply with the prevailing setback requirement, recommending that the applicant use the average of the two adjacent homes.

Mr. Tarr advised that the applicant will comply with the requests in all staff memos and the requirement to comply with the prevailing setback as was discussed. Mr. Tarr cautioned that the applicant did not want to place the new dwellings too far on the rear of the lots as it would not be able to address the drainage concerns raised by the neighbors. The sewer easement was discussed and Mr. Tarr advised that the applicant is in negotiations with the adjacent property owner that owns the right to access. It was noted that if the easement cannot be worked out with the neighbor, a direct connect will be provided from the new lots.

Ms. Capozzoli questioned whether the subdivision could be accommodated in another way as she felt that the existing dwelling is a major contributor to the streetscape and does not

want to see the streetscape altered. Mr. Tarr advised that the lot could accommodate four single family homes off of a cul-de-sac, but the proposal is for only two lots. Ms. Capozzoli indicated that she would prefer an application with variances to preserve the dwelling. Mr. Quinn agreed with Ms. Capozzoli's comments. Mr. Tarr responded that the applicant did try to preserve an existing dwelling at another Nassau Street site that included variances, but was denied by the Board.

Mrs. Gunning opened the meeting to the public in attendance for their comments:

Frances Benson – 30 Bainbridge Street. Mrs. Benson did not object to the change in streetscape but expressed concerns regarding runoff from the new property into Bainbridge Street.

Sherry Meyer – 31 Scott Lane. Mrs. Meyer agreed with Mrs. Benson's comment regarding runoff and also expressed concern regarding the change in the streetscape.

Leslie Moran – 410 Nassau Street. Mrs. Moran also spoke against the proposed change in streetscape and stated that she did not want the existing dwelling demolished. Mrs. Moran requested that when the demolition takes place she be notified and also asked to ensure that the garage also be removed as part of it is located on her property.

Cheryl Mooney – 400 Nassau Street. Mrs. Mooney agreed with the previous speakers and spoke against the subdivision also citing drainage as an issue.

Mrs. Ullman questioned the staff regarding the drainage and mitigation process. Mr. West advised that he has been working closely with the applicant's engineer and added that the applicant will have to comply with the stormwater regulations along with other methods to prevent any additional runoff occurring.

Mr. Tarr advised that the applicant would work with Mr. West to comply with the staff reports. Motion was made by Mrs. Ullman to approve the subdivision as discussed, seconded by Mrs. Gunning. Mrs. Ullman and Mrs. Gunning voted in favor the application. Ms. Capozzoli voted against the application. Mr. Porter advised that since the vote was not unanimous the application would have to be determined by the full Planning Board. No notice is required and the matter will be placed on the January 15, 2015 agenda. Mr. Tarr was advised that an extension of time would be needed for the Board to act. Mr. Tarr advised that one would be given.

- b) 279 EWING STREET, LLC
Minor Subdivision
279 Ewing Street, Block 7305, Lot 35
File #P1414-115MS

Present for the applicant: Christopher DeGrazia, Esq; James Chemlek, PE; Roman Barsky, Daniel Barsky – Applicant

Mr. Solow provided an overview of the application using a colored rendering of the subdivision plan. The applicant proposes create two conforming residential lots and will be demolishing the existing dwelling. Based upon the number of trenches proposed for the new lots, Mr. West requested that the applicant comply with the comment in his report to mill and overlay the road area along the entire frontage based on his review of the submission and the number of trenches proposed. Mr. Tarr advised that the number of trenches will be decreasing and asked that this item be worked out by the applicant and the Land Use Engineer. Staff had no objections.

Motion was made by Mrs. Ullman to approve the subdivision with the conditions in staff reports and discussed in the foregoing, seconded by Ms. Capozzoli and carried with a voice vote of three ayes. No one opposed. No one abstained.

- c) TAMARA GUND
Minor Subdivision
84 Roper Road; Block 5804, Lot 1
File #P1414-083MS

Present for the applicant: Christopher DeGrazia, Esq.; Kenneth Raike, PLS; Tamara Gund, owner/applicant.

Mr. Solow provided an overview of the application, indicating that the applicant will be creating two conforming residential parcels, one lot to be 125,945 sf that will contain the existing dwelling and pond, the second lot proposes to be 32,670 sf for a future dwelling. Staff noted that the existing lot may be part of a larger subdivision known as Carnassa Park which has private covenants on certain lots. It was noted that the Subdivision Committee cannot enforce the private covenant.

Mr. Raike advised that a letter of interpretation (LOI) from DEP has been received. Mr. West advised that the information has not been submitted and the applicant will need to do so along with revising its plans to comply with the LOI. The applicant agreed to the recommendations with the staff reports with the exception of the conservation easement as requested. Mr. DeGrazia expressed concern that should Ms. Gund wish to provide additional plantings or repair the existing fencing the conservation easement will prohibit this installation. Mr. West responded that he had no objections to the requests being made within the easement area, but the applicant should include the preexisting conditions into the language of the conservation easement and the area is to remain as recommended by staff.

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

Meeting adjourned at 10:30 am.

Respectfully submitted,

Dated: 12/22/14

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 5/7/15

Wanda S. Gunning, Chair
PRINCETON PLANNING BOARD

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