

PRINCETON PLANNING BOARD
MINUTES OF THE REGULAR MEETING

Thursday, June 4, 2015
PRINCETON – Main Meeting Room
Princeton, NJ

PRESENT: Julie Capozzoli, Jenny Crumiller, Wanda Gunning, Liz Lempert, Marvin Reed
Mildred Trotman, Gail Ullman

ALTERNATES: David Cohen, Timothy Quinn

ABSENT: Cecilia Birge, Fern Spruill

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

Chairperson Gunning opened the meeting at 7:40 pm, acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was adopted on December 6, 2014 and published on December 10, 2014.

ANNOUNCEMENTS: Mayor Lempert thanked the Board for making themselves available for the joint meeting with Council on May 20. Ms. Lempert noted that she has received a great deal of interest from members in wanting to serve on the COAH working group. Based on these requests, Mayor Lempert advised the working group will consist of all Council and Planning Board members for the joint meetings.

FINDINGS OF FACT:

- a) PRINCETON (EDENS) LLC – 4/23/15
Site Plan with variances
N Harrison Street; Block 7401, Lot 1
File #P1414-146P

Motion was made by Ms. Crumiller, seconded by Ms. Capozzoli and carried with a roll call vote of two ayes among those members eligible to vote. No one opposed. No one abstained.

MINUTES:

- a) Regular Meeting – December 4, 2014. Motion was made by Ms. Crumiller to accept the minutes as distributed, seconded by Mrs. Ullman and carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.
- b) Regular Meeting – December 11, 2014. Motion was made by Mrs. Trotman to accept the minutes as distributed, seconded by Ms. Crumiller and carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.

c) Special Meeting – May 20, 2015 (joint with Princeton Council). Motion was made by Ms. Crumiller to accept the minutes as distributed, seconded by Mr. Quinn and carried with a voice vote of seven ayes among those member eligible to vote. No one opposed. No one abstained.

DISCUSSION:

a) ORDINANCE REFERRAL – Land Use Ordinance Merger
ARTICLES I THROUGH III, V, VI, AND VII AND ARTICLE IV, DIVISIONS 1
THROUGH 13

Mr. Muller reviewed his memorandum which was distributed to the Board and discussed the minor changes to the document since its distribution. The changes made were minor (stylistic, grammatical, etc.). Motion was made by Ms. Crumiller to endorse the ordinance referral and find it consistent with the Master Plan, seconded by Mrs. Trotman and carried with a voiced vote of nine ayes. No one opposed. No one abstained.

Mr. Bridger and Mr. West left the meeting at this time.

b) MASTER PLAN WORKSESSION – HOUSING ELEMENT

Mr. Solow reviewed a PowerPoint presentation to the Board (same PPT that was used at the May 20 joint meeting). Mr. Solow also reviewed a draft version of the Housing Element. Mayor Lempert questioned when the Housing Element would be completed. Mr. Solow advised that it is anticipated the numbers for the third round obligation would be received in late August, allowing work on the element over the summer. Mr. Solow added that the court established a very tight time frame for completion as the Housing Element generally takes a year to complete.

The Board members provided general comments for consideration. Comments included:

- the element is outdated and needs a complete overhaul. However they acknowledged that with the deadline proposed by the court, the Board should focus on what is needed and work out the remaining issues in the following year;
- elimination of the provision of providing in lieu of payments instead of units. Mr. Solow advised that the former Township has a zone which permits the in lieu payments, but most other zones require that the affordable units be provided;
- suggested that the focus should be on low income;
- include the Affordable Housing Task Force recommendations;
- review types of housing to meet family needs;

- redevelopment as a tool for affordable housing. Mr. Solow advised that redevelopment is one of the tools established by COAH to allow towns to meet its obligation number;
- provide affordable housing to allow families to return to Princeton; create a Princeton preference. Mr. Solow advised that it can be a municipal policy, but it will not be eligible for COAH credit.
- suggested that wording be more positive when discussing smart growth and should include: infrastructure improvements, drivers for the economy and be included in the goals;
- promote sustainable living in COAH units. Mr. Solow advised that the green building recommendation needed to be removed as per COAH as it is an item that would increase the costs of affordable housing;
- include accessory apartments. Mr. Solow advised that the town's zoning provides for the accessory apartments, but there is difficulty in controlling the units and maintaining the deed restrictions in keeping the affordable housing credits;
- how to get institutions to provide affordable housing, create a teacher's village. Mr. Solow this type of housing is difficult to require and will not provide any COAH credit as the units must have universal access; again – this can be a municipal policy;
- create a car free community, relying upon transit; recognizing this is not COAH housing but creating a walkable/bikeable community;
- finding a way to move out people residing in low/moderate units when their income exceeds what is permitted.

Chairperson Gunning opened the meeting to the public at this time.

Mary Clurman, address not provided, stated that she supports the Board's discussion and asked that it not rely upon COAH to make its determination regarding affordable housing for the community.

Hearing no further comments, public portion was closed. Staff indicated that it has received sufficient material to begin working on the goals for the element. Motion was made by Mrs. Trotman to adjourn, seconded by Mayor Lempert and carried with a voice vote of nine ayes. Meeting adjourned at 9:30 pm.

Respectfully submitted,

Dated: 12/18/15

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 1/21/16

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD

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