

**PRINCETON PLANNING BOARD**

**MINUTES OF THE REGULAR MEETING**

**Thursday, June 18, 2015**  
**PRINCETON – Main Meeting Room**  
**Princeton, NJ**

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

**ALTERNATES:** David Cohen, Timothy Quinn

**ABSENT:** Cecilia Birge, Fern Spruill, Gail Ullman

**ALSO PRESENT:** Allen Porter, 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 7:35 pm, acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was adopted on December 6, 2014 and published on December 10, 2014.

**ANNOUNCEMENTS:** Mrs. Gunning advised that the Master Plan Committee has scheduled a meeting on 7/13/15 to review items for the Housing Element.

**RESOLUTION:**

- a) Professional Services Agreement – Miller, Porter, Muller, PC  
Avalon Bay – Deed Restriction Litigation

Motion was made by Ms. Capozzoli to approve the resolution, seconded by Mr. Cohen and carried with a voice vote of eight ayes. No one opposed. No one abstained. Ms. Crumiller requested that a closed session be scheduled to update the Board on its litigation.

**MINUTES:**

- a) Regular Meeting – November 6, 2014. Motion was made by Ms. Crumiller to accept the minutes as distributed, seconded by Ms. Capozzoli and carried with a voice vote of five ayes among those members eligible to vote. No one opposed. No one abstained.

**HEARINGS:**

- a) DIOCESE OF TRENTON  
Site Plan with conditional use  
Charlton Street; Block 47.02, Lot 15  
File #P1313-038P

Mr. Solow was sworn in and provided the Board with an overview of the proposal. Using sheet SP2 (marked as exhibit PB1), Mr. Solow described the site and discussed the uses

for minor site plan approval and related conditional use authorization to permit the use of the subject property by the Aquinas Institute, the Catholic campus ministry at Princeton University. The applicant is proposing a number of interior changes to support the Aquinas Institute's use of the property.

David Roskos, Esq., was sworn in and appeared on behalf of the applicant. Mr. Roskos advised that the facility has been in existence at this location for two years and has not received any complaints. Mr. Roskos advised that this site is the residence for the chaplain and not used to hold mass. Mr. Roskos noted that the site had access to a parking lot near the house so parking was not an issue. In response to staff reports, Mr. Roskos advised that the applicant agreed to reduce the height of the gate, place the bike rack behind the wall and based on the proposed use does not see a need to provide any additional off street parking.

Father Bryan Page, was sworn in and advised the Board that he has been with ministry just under one year. Father Page noted that the uses at the house have been scaled back and more events are being held on campus. Father Page indicated that if a need arises to meet it is done on campus. Exhibit A1 – Princeton parking map was shown to the Board indicating adequate public parking surrounding the immediate area.

Greg Obitz, RA, was sworn in and reviewed the filed architectural plans with the Board noting that no interior changes are proposed. He also presented conditional use testimony advising that the building is accessible to emergency personnel, is in harmony with the development in the area and not detrimental to the development of adjacent properties. Mr. Cohen asked if signage was proposed. Mr. Roskos advised that a sign is not part of the application, but will work with the zoning officer for compliance.

Board members expressed concern regarding the lack of parking and frequency of students coming to the facility. Testimony was presented that most meetings occur on campus and few come to the building. Father Page advised that the two parking spaces are more than adequate to meet the facility's needs.

Chairperson Gunning opened the meeting to the public at this time. Hearing no comments, the public portion was closed. The Board members indicated that they had no objection to the proposed parking but requested that bike parking be provided in the courtyard and the fence be reduced in height to remove the variance.

Motion was made by Ms. Crumiller to approve the application with the conditions in staff reports and discussed in the foregoing, as well as the granting of the conditional use and fixed parking spaces at 2, seconded by Mr. Quinn and carried with a voice vote of eight ayes. No one opposed. No one abstained.

**DISCUSSION:**

- a) Master Plan Committee Recommendation: Resolution referral regarding front yard residential parking

Mr. Reed reviewed a draft memorandum that he prepared for the Board which summarized points for consideration in addressing council's concern. Mr. Solow advised that the Master Plan Committee had several meetings discussing the issues of residents parking in their front yard and the differences between the former Borough and Township ordinances regarding front yard parking. It was noted that the zoning officer does not issue violations for this, but instead requires residents to file an application seeking permission to use the area from the Zoning Board of Adjustment (ZBA).

The Board discussion focused on issues to provide guidance to the ZBA and aesthetics of the neighborhoods. A counterpoint in the discussion was made that those who purchase the homes in these areas are aware of the parking limitations and therefore parking in the front yard should not be allowed. Staff reminded the Board that the Land Use Code is undergoing harmonization and it would be addressed at that point. The consensus of the Board was no further action would be taken at this time.

Motion was made by Mrs. Trotman to adjourn, seconded by Mr. Cohen and carried with a voice vote of eight ayes. Meeting adjourned at 9:00 pm.

Respectfully submitted,

Dated: 12/18/15

Ilene Cutroneo, Board Secretary  
PRINCETON PLANNING BOARD

Approved: 3/3/15

Wanda Gunning, Chairperson  
PRINCETON PLANNING BOARD

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