

**PRINCETON PLANNING BOARD
(JOINT MEETING WITH PRINCETON COUNCIL)**

MINUTES OF THE SPECIAL MEETING

**Thursday, September 10, 2015
PRINCETON – Monument Hall – Main Meeting Room
Princeton, NJ**

**PRESENT
PLANNING**

BOARD: Cecilia Birge, Julie Capozzoli, Jenny Crumiller, Wanda Gunning, Liz Lempert, Marvin Reed, Gail Ullman

ALTERNATES: Timothy Quinn

ABSENT: Fern Spruill, Mildred Trotman, David Cohen

**PRESENT
PRINCETON**

COUNCIL: Bernard Miller, Jo Butler, Jenny Crumiller, Heather Howard, Lance Liverman, Patrick Simon (arrived at 7:00 pm), Liz Lempert

ALSO PRESENT: Gerald Muller, Esq., Board Attorney; Lee Solow, Planning Director; Ilene Cutroneo, Board Secretary; Marc Dashield, Princeton Administrator; Linda McDermott, Municipal Clerk; Shirley Bishop, PP, Affordable Housing Consultant; Kevin Van Hise, Municipal Attorney

Mayor Lempert opened the meeting for Princeton Council and the Princeton Planning Board at 6:35 pm, acknowledging the opening statement as required by the Open Public Meetings Act, was distributed on September 8, 2015.

a) **EXECUTIVE SESSION: COAH LITIGATION**. A resolution to enter into Executive Session was adopted with a unanimous vote. The meeting was closed to the public at 6:36 pm and public portion resumed at 7:10 pm.

b) **DISCUSSION – AFFORDABLE HOUSING UPDATES**

Mayor Lempert advised that there are no new updates regarding the Avalon Bay project and that tonight's meeting is to continue the discussion on the Housing Element Goals and Fair Share Plan.

Mr. Van Hise reminded those present that the municipalities are under an established court time frame for responding. There will be a review of the numbers at the end of September or beginning of October and a document will be prepared presenting the Fair Share Plan to the court. Mr. Muller advised that the filing of the plans in accordance with the court deadlines is to prevent a builder's remedy lawsuit.

Questions were raised why the individual towns cannot determine the amount of affordable housing for the community. Mr. Van Hise responded that the numbers are based upon a regional need and Princeton (Mercer County) is combined with Monmouth and Ocean Counties and the experts will determine what the regional need is and then the court makes its determination.

There was discussion regarding the report released by the Fair Share Housing Center indicating that Princeton's obligation was to provide over 1000 units. The League of Municipality's consultant found errors in the report and the League is in the process of releasing its consultant's report.

Mayor Lempert opened the meeting for public comment at this time.

Alvin McGowen, Affordable Housing Commission, questioned how the judge would make the determination with all experts weighing in. Mr. Muller advised that Judge Jacobson is looking for an expert to advise her and is considering the expert Ocean County has hired.

Kate Warren, Affordable Housing Commission, questioned who would be replacing Mr. Bruchell and whether the Affordable Housing Commission would be able to comment on the plan. Mr. Van Hise responded that at this time a replacement has not been determined nor has a decision been made as to who will be reviewing the drafts. Mr. Muller added that the court has been advised of Mr. Bruchell's illness, we need to replace our expert and we cannot meet the deadline at this time.

Alexi Asthmus, Maple Street, questioned why the numbers are based on future growth and should only be on Princeton's growth. Mr. Solow advised that the numbers are based on statewide formulas.

Nicole Beras, advised that she was a new homeowner and was concern as to how this would impact property values. Mr. Van Hise advised that the values are not identified, the process requires the distribution of the units.

Kip Cherry, Dempsey Avenue requested that a basic fact sheet that provides the total number of units, affordable units, population data and statistics regarding tax impacts should be placed on the website.

Wendy Mager, Cherry Hill Road requested that the public have input in prioritizing potential affordable housing sites.

Jim Floyd, Harris Road, asked that the more than the minimum number of units be provided.

Peter Marks, Moore Street, spoke against meeting the state obligation as Princeton should not have an obligation to nonresidents.

Leight Newlin, Birch Avenue, chair of Princeton Housing Authority, spoke in favor of the COAH obligation and thanked everyone for the work being done.

Public portion was closed at this time. Mayor Lempert asked Mr. Solow to review the court timeline as known at this time. Mr. Solow advised that a review of the plans will begin at the end of September/beginning of October with a final plan to be endorsed by council and then submitted to the court by December.

c) **DRAFT: Housing Element Goals & Review of 2008 Fair Share Plan**

Mr. Solow reviewed a PowerPoint presentation (made part of the minutes herein) which included a draft version of the fair share numbers for the third round credit. Members of Council asked that the goals be modified to define the required affordable housing obligation and what present Princeton's intent is to meet the regional obligation. It was also suggested that the Housing Element should also speak to the issue of middle income.

Mayor Lempert opened the meeting to the public at this time to discuss the Goals presentation.

Heidi Fichtenbaum, Carnahan Place, stated that sustainable should be required and not encouraged and to be specific as to what is expected and upgrade policies. Ms. Fichtenbaum also stated that all development should contribute to affordable housing fund or provide affordable housing on site.

Joseph Weiss, Leigh Avenue questioned if an assessment of the existing infrastructure was undertaken relating to the affordable housing goals presented. Mr. Solow advised that an analysis was not completed due to the limited time frame established by the court.

Kate Warren, Jefferson Road questioned how deed restrictions are maintained. Mr. Solow advised part of the maintenance is within the spending plan. Ms. Bishop added that many of the controls are in perpetuity and the language within the deed provides the 30 year restriction or until the municipality releases its control.

Jerry Tannenbaum, Ewing Street, expressed concerns that middle income people are being forced out of their homes with houses in the neighborhood being demolished.

Mary Clurman, Harris Road questioned the builder's fee the municipality collects towards affordable units. Mr. Solow advised that the state only allows municipalities to charge 1-1/2 of 1% of the equalized value of the building.

Toby Israel, Walnut Lane stated that this is opportunity to think about affordable housing in a holistic manner and the town should include measurable objectives.

Wendy Mager, Cherry Hill Road commented that the statute does not allow a Princeton preference to meet the affordable obligation.

Nicole Beras expressed concerns that the restrictive laws may force more than what the community would want.

Peter Marks, Moore Street commented that he felt the goals are incompatible and that language should be provided that affordable housing should be distributed equally throughout the community.

Michael Floyd, Quarry Street, commented that many of the zones created are exclusionary and does not support creating a radius for walkable as locations to build affordable units.

Mary Clurman, Harris Road, asked that the housing not placed in one location.

Hendricks Davis, John Street, recommended that Princeton establish an office of Housing & Economic Development, similar to Montclair.

Peter Epstein, address not provided asked for the data history and quantitative analysis. Mr. Dashield advised that the data used was what Princeton submitted for the third round submission.

Mr. Butler advised that the Housing Element does not mention the University and its future housing development, noting that other elements have discussions regarding Princeton's institutions.

Yina Moore, Green Street commented that the University should be responsible to provide housing for its employment base and is concerned regarding potential zoning that may occur on the Springdale site.

Susan Jeffries, address not provided, question why Princeton must comply with a regional responsibility as it is unfair to wealthier communities. Mr. Simon agreed with Ms. Jeffries comments noting that there is an inherent unfairness in the system.

Mr. Solow reviewed the approved prior rounds and the submitted 2008 third round (slides in the PowerPoint). Mr. Solow advised that some of the older affordable units received a 20 year Ms. Crumiller commented that the percentage should be increased above the 20% to provide more opportunities. Mr. Solow advised that a density bonus needs to be provided if requiring a higher affordable housing percentage, noting that the Township provided that with Griggs Farm. Mr. Van Hise advised that the state set aside standard is 20%. Ms. Butler asked if the town can go back and request that those properties with a 20 year limit along with the developments that were not credited due to age of the project.

Mayor Lempert opened the meeting to public comments on the third round discussion.

Kate Warren, address not provided, is concerned that the 20% set aside is negotiated away. Mr. Solow advised that all new zones will require a 20% set aside, so there is no negotiations.

Carol Golden, Snowden Lane noted that the Mt. Laurel requirement is minimal and what was presented tonight went above and beyond what is needed to meet Princeton's obligation.

William Hare, Jefferson Road, stated he wanted the Franklin Avenue lot developed as a park and not included in the third round plan.

Anita Groniak, Harris Road stated nothing should be done on the Franklin avenue lot at this time.

Martha Friedman, Jefferson Road asked if there were any plans to upgrade the Maple/Franklin Terrace houses. Ms. Friedman also supported the previous statements regarding the Franklin lot.

Alvin McGowen, representing the Housing Authority, advised that remodeling the units are under consideration and asked the community to keep an open mind with the proposed third round plan.

Mary Clurman requested that amenities be built as part of the development.

Michael Floyd, Quarry Street asked if the vacant land development number is available. Mr. Solow advised that it has not yet been provided.

Mayor Lempert adjourned the meeting at 10:10 pm.

Respectfully submitted,

Dated: 3/7/16

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved:

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD

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