

PRINCETON PLANNING BOARD

MINUTES OF THE REGULAR MEETING

Thursday, April 9, 2015

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

PRESENT: Julie Capozzoli, Wanda Gunning, Liz Lempert, Marvin Reed, Mildred Trotman, Fern Spruill, Gail Ullman

ALTERNATES: David Cohen, Timothy Quinn

ABSENT: Cecilia Birge, Jenny Crumiller

ALSO PRESENT: Allen Porter, Esq., Board Attorney; Gerald Muller, 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 7:30 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 Princeton Council will be having a presentation from Shirley Bishop at its April 13 meeting at 7 pm on the affordable housing obligation. Mayor Lempert added that the Planning Board is invited to attend the meeting.

RESOLUTION:

a) Authorization to permit Mildred Trotman, to sign as acting chair. Staff advised that Mrs. Trotman presided over two applications due recusals by the officers of the Board. This resolution will allow Mrs. Trotman to sign the necessary documents. Motion was made by Mr. Reed to adopt the resolution, seconded by Mayor Lempert and carried with a voice vote of nine ayes. No one opposed. No one abstained.

HEARINGS:

a) **MICHAEL & BARBARA BLUMENTHAL**
Minor Subdivision w/variances
Ridgeview Road; Block 501, Lot 14
File #P1515-159MS

Mr. Solow was sworn in and provided the Board with an overview of the application. Using sheet 1 of 1 (exhibit PB1), Mr. Solow advised that the applicant is proposing to subdivide lot 14 into two lots. New lot 14.01 will be 4.395 acres and contain the existing dwelling and new lot 14.02 will contain 10.996 acres and is proposed to be permanently preserved as open space. Access to new lot 14.02 will be provided via a 15 foot wide pedestrian access easement located

along the eastern property line of lot 14.01. The Zoning Officer identified a variance for lot frontage for proposed lot 14.02, as no frontage is provided.

Mr. Bridger and Mr. West were sworn in to respond to any questions from the Board or the applicant.

Richard Schatzman, Esq., was sworn in and appeared on behalf of the applicant. Mr. Schatzman advised that proposed lot 14.02 would be maintained by the NJ Conservation Foundation and the lot will be preserved in its natural state with public access being provided. Mr. Schatzman advised that the applicant will comply with the staff recommendations.

Greg Romano, NJ Conservation Foundation, was sworn in and agreed with the testimony made by Mr. Schatzman advising that the site will require an access easement. Mayor Lempert thanked the Blumenthal's for their donation.

Chairperson Gunning opened the meeting to the public for comments at this time. Hearing no comments, the public portion was closed. Motion was made by Mayor Lempert to approve the subdivision with the conditions as discussed, seconded by Ms. Crumiller and carried with the following roll call vote:

FOR: Capozzoli, Lempert, Reed, Trotman, Spruill, Ullman, Gunning, Cohen, Quinn

AGAINST: No one

ABSTAIN: No one

DISCUSSION:

Mr. Porter left the meeting prior to the start of the ordinance discussion and Mr. Muller joined the Board.

a) **ZARC – Ordinance Merger Articles I through VII.** Mrs. Ullman noted that the committee worked on making the ordinance gender neutral. thanked Mr. Royce for bringing the gender neutral discussion to the committee and to create a gender neutral ordinance. Mr. Royce stated that the draft still maintained too many his/her references and changes were still needed. Mr. Muller advised that the document will be reviewed again, but the changes as submitted were the ones that could be addressed.

Mr. Muller reviewed his memorandum (made part of the minutes herein) discussing the major changes to the ordinance and highlighted the policies that needed further discussion either by the Planning Board or the Governing Body. Four items were identified as needing policy decisions:

(1) 10B-1 (a)(12): to maintain language regarding senior housing;

Regarding senior housing, the Board supported the removal of senior housing and emphasize the need to provide affordable housing for everyone and to provide a variety of housing opportunities. Mr. Muller advised that he would make the necessary changes.

(2) 10B-46 (b)(1): requiring notification for minor subdivisions;

The Board discussion supported noticing minor subdivisions, but the majority of the member felt the reviews should be left at the Subdivision Committee, with the appropriate noticing done for those meetings by applicants. Mr. Muller advised that he would make the needed changes in that section.

(3) 10B-74 to 81: appeals of 'D' variances to the governing body;

The Board members felt that this should be a decision made by the governing body. Mr. Muller indicated that his cover memo forwarding the final version of the ordinance will include the Board's recommendation on this issue.

(4) 10B-115 to 117: adoption of an official map;

Staff explained that the Official Map has the same designations as the Master Plan, but the Master Plan provides more detail. Ms. Ullman and Ms. Capozzoli both felt that the official map should be eliminated, Mr. Muller agreed as problems could occur if the map conflicts with the master plan. Mrs. Trotman commented that if the MLUL includes the official map then it should remain in the ordinance. Mr. Muller indicated that this probably should be decided by Council.

The Board members also requested changes based on duplication of information and clarification of titles. Mr. Muller advised that he would make the changes to the ordinance as discussed and forward it onto Council for adoption. Motion was made by

b) Engineering Road Projects. Robert Kiser, Municipal Engineer and Deanna Stockton Assistant Engineer provided a PowerPoint presentation (made part of the minutes herein) which reviewed all upcoming road projects in the Princeton community. Ms. Stockton made the presentation and advised that the projects were based on the Master Plan's Complete Streets recommendations. The following projects were discussed: Mt. Lucas Road – widening and storm sewer replacements; Hamilton Avenue – installation of bike lane west bound and sharrows east bound; Prospect Avenue – bike boulevard, narrowing of the road width; Edgehill Street – resurfaced and lines replaced; Valley Road – currently in design to comply with Complete Streets; improvements to the intersection of Route 206 and Valley Road; Great Road/Mountain Avenue – traffic signal has been approved for installation.

Motion was made by Mrs. Trotman to adjourn, seconded by Mr. Cohen. Meeting adjourned at 9:30 pm.

Respectfully submitted,

Dated: 7/10/15

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 9/17/15

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD

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