

PRINCETON PLANNING BOARD

MINUTES OF THE REGULAR MEETING

Thursday, May 7, 2015
PRINCETON TOWNSHIP – Main Meeting Room
Princeton, NJ

PRESENT: Julie Capozzoli, Jenny Crumiller, Wanda Gunning, Liz Lempert, Mildred Trotman, Fern Spruill, Gail Ullman

ALTERNATES: Timothy Quinn

ABSENT: Cecilia Birge, Marvin Reed, David Cohen

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: Mr. Porter advised that the Diocese of Trenton application will not be heard tonight. The applicant will renote to a future date. Mrs. Gunning reminded the Board about the joint meeting with Princeton Council scheduled for Wednesday, May 20 at 7 pm and that the regular meeting on May 21 has been cancelled.

FINDINGS OF FACT:

- a) 7-ELEVEN, INC – 3/19/15
Major Site Plan w/variances
Nassau Street; Block 48.01, Lots 9, 16, 17, 20
File #P1414-068P

Prior to the vote, Mr. Porter advised that the findings should be amended to include the owner of the building – Viking, Inc. to be part of the approval. Motion was made by Ms. Crumiller to adopt the findings as amended, seconded by Mr. Quinn and carried with a voice vote of five ayes of those members eligible to vote. No one opposed. No one abstained.

- b) CHARLES & EMILIA DISANTO – 4/23/15
Minor Subdivision w/variances – denial
Mt. Lucas Road; Block 4301, Lot 12
File # P1414-033MS

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 – September 18, 2014. Motion was made by Ms. Capozzoli to accept the minutes, 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.
- b) Regular Meeting – October 2, 2014. Motion was made by Ms. Crumiller to accept the minutes, seconded by Mrs. Trotman and carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.
- c) Subdivision Meeting – December 10, 2014. Motion was made by Ms. Ullman to accept the minutes, seconded by Ms. Capozzoli and carried with a voice vote of three ayes among those members eligible to vote. No one opposed. No one abstained.

HEARINGS:

- a) **PRINCETON DAY SCHOOL**
Concept – 10 year Master Plan
Great Road; Block 3501, Lots 1.01, 2.01, 11 & 12
File #P1515-190C

Mr. Solow and Mr. West were sworn in. Mr. Solow provided the Board with an overview the applicant's ten year master plan. Using sheet CE2 (PB1) and a color rendering prepared by the applicant (PB2), Mr. Solow reviewed the proposed areas:

New Field House – construction of an addition and the installation of a new parking lot, pedestrian paths, landscaping and stormwater management areas;

New Lower School Access – construction of a drop off loop and parking lot north of the main entrance, additional parallel parking spaces along the loop road, provide additional paths and stormwater management areas;

New Tennis Courts – two new courts near the existing courts, construction of an 80 space parking lot west of the courts, new pedestrian paths, gathering areas and landscaping.

It was noted that much of the new parking areas will be constructed using porous pavement and underground stormwater storage.

Thomas Letizia, Esq., was sworn in and appeared on behalf of the applicant. Mr. Letizia noted that the implementation of the master plan is dependent upon funding. He noted that the school is having problems with pick up, drop off and the car queuing and also wants to provide additional athletic facilities with parking areas.

Paul Stellato, Head of School, was sworn in and advised that the proposed improvements are to provide better onsite circulation and additional tennis courts that can be used for the school and the community along with parking to support these items.

Thomas O'Shea, PE was sworn in and reviewed the details on the plan, advising that more detail will be provided at time of the formal site plan submission. Mr. O'Shea noted that the landscape architect will be sensitive to the trees on campus. Starting with the Lower/Middle School, no lighting plan was proposed but Mr. O'Shea advised that it will be compliant with the ordinance. Board members questioned the need for the additional parking and why students are not using buses, biking or walking. Mr. O'Shea advised in the Upper School, the enrollment is 400, with 125 students driving and over 200 students utilizing bus service. It was also noted that PDS encourages carpooling to allow families that come from greater distances to share rides.

Mrs. Gunning questioned if any weekend activities are proposed for the facility. Testimony was presented that the outdoor fields, hockey rink, and existing gyms are rented for use by outside agencies.

William Wolfe, Chair of SPRAB, was sworn in and stated that it was a wonderful example of a concept application. Mr. Wolfe's only recommendation was to consider moving the service drive further away from the main entrance.

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

Ariel Watts, address not provided, was sworn in and requested a meeting with the school and the neighbors at Pond View to discuss the school's plans.

Hearing no further comments, the public portion was closed.

The Board members expressed their thanks to the applicant in presenting a plan that took into account minimal use of paving, protection of the ridge and consideration of its neighbors.

Motion was made by Mrs. Trotman to adjourn, seconded by Mrs. Gunning. Meeting adjourned at 8:45 pm.

Respectfully submitted,

Dated: 10/22/15

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 12/16/15

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD