

PRINCETON PLANNING BOARD

MINUTES OF THE REGULAR MEETING

Thursday, September 17, 2015
PRINCETON – Main Meeting Room
Princeton, NJ

PRESENT: Jenny Crumiller, Wanda Gunning, Marvin Reed, Mildred Trotman, Gail Ullman

ALTERNATES: David Cohen, Timothy Quinn

ABSENT: Cecilia Birge, Julie Capozzoli, Liz Lempert, Fern Spruill

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 Subdivision Committee has scheduled a meeting on Tuesday, September 28 at 9:30 am and ZARC has scheduled a meeting on Wednesday September 29 at 9:30 am.

FINDINGS OF FACT & RESOLUTION

- a) RAMADGE & MAN – 7/9/15
Minor Subdivision w/variances
Riverside Drive; Block 8804, Lot 16
File # P1515-161MS

Motion was made by Mrs. Ullman to accept the findings, seconded by Mr. Cohen and carried with a voice vote of six ayes among those member eligible to vote. No one opposed. No one abstained.

- b) PROFESSIONAL SERVICE AGREEMENT
Karen Cayci, Esq.
Litigation – Institute for Advance Study
Additional amount: \$5,000

Based upon the continuing litigation Ms. Cayci has requested an additional \$5,000 to cover services in representing the Planning Board in this action. Motion was made by Mrs. Trotman to forward the resolution requesting the additional funds from council, seconded by Mr. Reed and carried with a voice vote of seven ayes. No one opposed. No one abstained.

MINUTES:

- a) Regular Meeting – March 19, 2015. Motion was made by Mrs. Trotman to accept the minutes, seconded by Ms. Capozzoli and carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.
- b) Regular Meeting – April 9, 2015. Motion was made by Mrs. Ullman, seconded by Ms. Crumiller and carried with a voice vote of seven ayes. No one opposed. No one abstained.

DISCUSSION:

- a) Bicycle Steering Committee. Deanna Stockton, Assistant Engineer from the Engineer Department advised that Princeton obtained a grant from the state to prepare a Bicycle Master Plan to be used as part of the community's implementation its of complete streets program.

A PowerPoint (made part of the minutes) was presented by representatives (Reed Sibley and Pete Kremer) from Parson Brinckerhoff (consultants) that provided an overview of the project and timeline when major tasks are to be accomplished. The ultimate goal is to have the Bike Study endorsed by Council and then adopted by the Planning Board as an amendment to the Princeton Community Master Plan. Mr. Sibley advised the process will include discussions with community groups and a steering committee presenting its recommendations. The expectation is to present material for adoption in the summer of 2016.

Mr. Cohen question the make-up of the steering committee. Ms. Stockton advised that it will include staff, users of the roadways and groups that cannot advocate for themselves. Mr. Reed commented that the Planning Board on several occasions hired consultants to draft a bike plan and noted that this approach being proposed may aid in providing the amendment. Mr. Quinn questioned if the outreach would cover drivers that find it difficult to share roads with bicyclists, if strategies were proposed and that crash data be reviewed.

Chairperson Gunning thanked the presenters and Ms. Stockton for the information and indicated that the Planning Board looked forward to working with them.

- b) Ordinance Referral – Increase in number of alternates appointed to the Zoning Board of Adjustment. Mr. Solow advised that the MLUL permits Zoning Boards four alternate members and there have been applications where the additional alternate members would have benefitted the Board in proceeding with certain applications. Motion was made by Mrs. Ullman to endorse the ordinance referral finding it consistent with the Master Plan, seconded by Mr. Cohen and carried with a voice vote of seven ayes. No one opposed. No one abstained.

Mrs. Gunning advised that she was recusing herself from the next discussion item and the first hearing item on the agenda as it deals with University issues. Mrs. Ullman chaired the meeting at this point.

- c) Tiger Transit Annual Report. Kim Jackson, Director of Transportation, was present to respond to questions. Mr. Bridger reviewed the report that was distributed to the Board advising

that the program has been running smoothly and no complaints have been received. Questions were raised if the University provided information on its bicycle rental program. Ms. Jackson advised that the program was not part of this report but advised there are 300 members and the program is very well received. Ms. Jackson added that the University is looking into ways to enhance bike sharing.

HEARINGS:

- a) TRUSTEES OF PRINCETON UNIVERSITY
Major Site Plan with variances
Broadmead & FitzRandolph; Block 50.01, Lot 18
File # P1515-193P

Mr. Solow was sworn in and provided the Board with an overview of the application. Using the applicant's sheet CE 6 (marked as exhibit PB1), Mr. Solow advised that the applicant is proposing to construct a new one story facility to replace the current facility on Broadmead. The new child care center is designed for an enrollment of 180 children ranging in ages from infant to preschool. Mr. Solow reviewed design of the center, student drop off areas, parking and play areas.

Christopher DeGrezia, Esq. was sworn in, appearing on behalf of the applicant. Mr. DeGrezia introduced the presenters for the applicant, Ronald McCoy, University Architect and Thomas O'Shea, PE – both were sworn in and accepted as witnesses. Using a PowerPoint presentation (marked as exhibit A1), Mr. McCoy provided visuals to explain the project to the Board. The PowerPoint also served to advise the conditions the applicant was agreeing to from reports received from staff and the advisory boards.

Mr. O'Shea used exhibit A1 to present testimony regarding the lighting, drainage, signage and variances being requested and those being removed. Board members questioned the status of the existing building as it was not being proposed for demolition at this point. Mr. McCoy advised that the status will be determined as part of the 2026 campus plan. Currently the building houses the Office of Information Technology and it will remain in the building. Mrs. Trotman questioned why the facility will only be for the University community? Mr. McCoy advised that the facility can only accommodate 180 children, but noted that if space is available it will be opened to the public.

Concerns were raised regarding the issue of parking conflicts when the Broadmead pool is open. The traffic counts were not completed when the pool was operational. Mr. DeGrezia advised that the traffic patterns have not changed and the applicant is just shifting the use across the street. Georges Jacquemart, PE/Traffic Consultant was sworn in and advised that the count provided was to determine the demand of the project not for the pool. Mr. Jacquemart added that should there be issues regarding the parking the University will address the issue. He emphasized that the overall demand will not change.

Mrs. Ullman opened the hearing to the public for comments. Hearing no comments, the public portion was closed.

Motion was made by Mrs. Trotman to approve the application with the conditions as presented in staff reports and discussed during the hearing, seconded by Mr. Quinn and carried with the following roll call vote:

FOR: Crumiller, Reed, Trotman, Ullman, Cohen, Quinn

AGAINST: No one

ABSTAIN: No one

Mrs. Gunning rejoined the Board as chair.

- b) **W. MICHAEL & BARBARA BLUMENTHAL**
Minor Subdivision w/variances (amended)
Ridgeview Road; Block 501, Lot 14
File #P1515-159MSD

Mr. Solow was sworn in and provided the Board with an overview advising the Board that the applicant recently received approval for the subdivision that required that lot 14.02 be deeded to the New Jersey Conservation Foundation to be retained for open space and that a pedestrian access easement be provided to lot 14.02. Using a colored rendering of the original subdivision plan (exhibit PB-1) and a rendering of the proposed change to the easement (PB-2), Mr. Solow advised that the applicant requested relocating the easement from lot 14.01 to lot 6, the adjacent lot west of lot 14.01.

Richard Schatzman, Esq., was sworn in and appeared on behalf of the applicant. Mr. Schatzman advised that the reason for the change is that the pathway in the original application was too close to bedroom and the relocation provided better buffering of the easement. Mr. Schatzman provided the Board with a letter (marked as exhibit A1) from the Conservancy Foundation of their acceptance of the new easement. Ms. Crumiller expressed concerns as to whether adequate public access would be provided.

Chairperson Gunning opened the hearing to the public for comments on the application. Hearing no comments, public portion was closed. Mr. Porter noted that if the Board should approve the amended subdivision, the applicant is seeking an expedited approval noting that the draft findings were included in the Board packets. Mr. Porter recommended that the motion should include both the amended subdivision and the adopting of the findings.

Motion was made by Mrs. Ullman to approve the amended subdivision and adopt the findings as presented and amended, seconded by Mrs. Trotman and carried with the following roll call vote:

FOR: Reed, Trotman, Ullman, Gunning, Cohen, Quinn

AGAINST: No one

ABSTAIN: Crumiller

Motion was made by Mrs. Trotman to adjourn and was seconded by Mr. Cohen. Meeting adjourned at 10 pm.

Respectfully submitted,

Dated: 3/24/16

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 5/5/16

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD

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