

**PRINCETON PLANNING BOARD**

**MINUTES OF THE SPECIAL MEETING**

**Thursday, November 24, 2015**

**PRINCETON – Witherspoon Hall – Meeting Room A  
Princeton, NJ**

**PRESENT:** Cecilia Birge, Julie Capozzoli, Jenny Crumiller, Wanda Gunning, Fern Spruill, Mildred Trotman, Gail Ullman

**ALTERNATES:** Timothy Quinn, Dwaine Williamson

**ABSENT:** David Cohen, Liz Lempert

**ALSO PRESENT:** Gerald Muller, Esq., Board Attorney; Lee Solow, Planning Director; Claudia Ceballos, Recording Secretary; Shirley Bishop, PP – Affordable Housing Consultant

**PRESENT**

**PRINCETON COUNCIL:** Jo Butler, Jenny Crumiller, Heather Howard, Lance Liverman, Bernie Miller, Patrick Simon

**ALSO PRESENT:** Marc Dashield, Administrator; Kevin Van Hise, Esq., Municipal Attorney

Council President Miller opened the meeting at 7:05 pm, having the Board Secretary acknowledge that the meeting was properly noticed. Mr. Miller advised that this meeting was to allow the public an opportunity to provide its comments on Princeton's Affordable Housing Program. Mr. Van Hise provided an update on the litigation status and that the deadline for submission of the draft plan is December 7, 2015. Mr. Van Hise reminded Council and the Planning Board that due to litigation, all discussion must be limited.

Mr. Solow reviewed a draft list entitled "Third Round Princeton Affordable Housing" with color coded maps (made part of the minutes herein) identifying the location of the units. Upon completion of the presentation, Mr. Miller opened the meeting to public comment.

Michael Floyd, Quarry Street; questioned if any back up sites were being considered. Mr. Solow advised nothing was proposed.

Alyce Bush, Loomis Court, requested that a definition for affordable housing be provided and an explanation as to how the cost is determined. Mr. Solow reviewed the COAH's income guidelines for qualifying. Ms. Bush also suggested that consideration be given regarding establishing a legacy partnership and leaving part of your estate for affordable housing in the community.

Kate Warren, Jefferson Road questioned the survey of vacant land in the community. Mr. Van Hise advised that the survey was not completed.

Anne Neuman, Alexander Street, expressed concern regarding the extensive waitlist for Princeton Community Housing and suggested that the Franklin Avenue lot development be considered as 100% affordable and suggested waiving parking requirements to meet this goal.

Yina Moore, address not provided, commented that the Princeton has become less affordable and that bonus credits are not units.

Doser Hammond, Leigh Avenue, stated that the community needs more affordable housing and hoped that the proposed plan complies with COAH.

Ed Truscelli, Executive Director of Princeton Community Housing questioned why the Redding report was being used as a basis of the third round plan instead of the Kinsey report. Mr. Van Hise advised that the Mr. Redding is the court's special master and prepared a report for Ocean County which found many errors in the Kinsey report and found the Kinsey report to be flawed.

Daniel Harris, Dodds Lane, questioned the ownership of the land on Terhune/Harrison. Mr. Solow advised that it is currently owned by Edens (shopping center owners).

Hearing no further comments, public portion was closed. Mr. Miller advised that Princeton Council and the Planning Board would be entering into closed session. Motion was made by Mrs. Trotman to go into closed session, seconded by Mr. Quinn and carried with a voice vote of seven ayes. No one opposed. No one abstained.

The Board returned from closed session at 8:30 pm. No action was taken. Motion was made by Mrs. Trotman to adjourn, seconded by Mr. Quinn. Meeting was adjourned at 8:30 pm.

Respectfully submitted,

Dated: 12/3/15

Ilene Cutroneo, Board Secretary  
PRINCETON PLANNING BOARD

Approved: 12/16/15

Wanda Gunning, Chairperson  
PRINCETON PLANNING BOARD