

PRINCETON PLANNING BOARD

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

Monday October 19, 2015

**PRINCETON – WITHERSPOON MUNICIPAL BUILDING – Meeting Room B
Princeton, NJ**

PRESENT: Wanda Gunning, Chair; Julie Capozzoli, Gail Ullman

ABSENT: Timothy Quinn

ALSO PRESENT: Allen Porter, Esq., Board Attorney; Lee Solow, Planning Director; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer

Meeting was called to order at 9:30 a.m. Mrs. Gunning advised that the meeting was duly noticed under the Open Public Meetings Act.

- a) PSC II, LLC
Minor Subdivision
North Harrison Street; Block 7401, Lot 1
File #P1515-218MS

Present for the applicant: Richard Goldman, Esq.; Kenneth Raike, PE

Mr. Solow provided an overview of the application and summarized the staff reports and advised that the subdivision will create two new complying lots. The subdivision line follows the existing zone line separating the SC (Shopping Center) zone from the R-SM (Residential Senior Market) zone. The R-SM zone permits the construction of age restricted housing. It was noted that no development is proposed for the newly created lot at this time. Although in common ownership with the Shopping Center, this portion of the lot was not counted in calculating the Shopping Center's FAR.

Mr. Goldman advised that at the time of the sale of the shopping center to the current owners it was agreed that a future minor subdivision take place with the R-SM zoned parcel be conveyed back to the George Comfort & Sons. This subdivision implements that requirement. Staff discussed the two ROW that are shown on the plan, advising that there is no documentation that the ROWs were accepted by the governing body. The applicant was asked to address this issue. The applicant agreed to comply with the staff reports.

No members of the public spoke. Motion was made by Mrs. Ullman to approve the subdivision as discussed, seconded by Ms. Capozzoli and carried with a voice vote of three ayes. No one opposed. No one abstained.

Meeting adjourned at 9:50 am.

Respectfully submitted,

Dated: 9/28/15

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 11/5/15

Wanda S. Gunning, Chair
PRINCETON PLANNING BOARD

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