

PRINCETON PLANNING BOARD

MINUTES OF THE SUBDIVISION COMMITTEE MEETING

Monday December 2, 2015

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

PRESENT: Wanda Gunning, Chair; Gail Ullman

ABSENT: Julie Capozzoli, 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 11:00 a.m. Mrs. Gunning advised that the meeting was duly noticed under the Open Public Meetings Act.

- a) 375 TERHUNE, LLC
Minor Subdivision
File #P1515-258MS

Present for the applicant: Christopher Tarr, Esq.; Daniel Barsky, applicant

Mr. Solow provided an overview of the application and summarized the staff reports and advised that the subdivision will create two new complying lots. Two of the items in the joint engineering/zoning report were raised as concerns by Mr. Tarr – the requirement of the installation of a sidewalk and the placement of five street trees in addition to any tree replacement required by the removal of trees.

Mr. West was firm in his request that the applicant should be required to provide the installation of the sidewalk, indicating that sidewalk requirement is based upon the adopted Complete Streets policy. The applicant raised concerns that no other sidewalk currently exists in this area. Mr. Barsky suggested that the applicant provide an escrow amount to cover the municipality's future installation of the sidewalk stating that the engineering of the sidewalk would be extensive. Mr. West disagreed and requested that the applicant provide the rough grading for the sidewalk and the remainder of the cost to be placed in escrow to complete the installation. Mr. Barsky asked that this be worked out during the compliance review, so he can determine whether to post escrow or complete the installation. This was agreeable to Mr. West.

There was extensive discussion regarding the additional trees to be planted by the applicant. It was the applicant's position that the five street trees should be part of the required replacement plantings for trees to be removed as part of the site development. Mr. West disagreed, stating that staff requires street trees in addition to replacement trees. Mr. West

advised that if the applicant did not agree, the condition can be brought to the full Planning Board for determination. Mrs. Gunning advised that she was sure that the Board would support Mr. West's recommendation for the street trees in addition to any replacement trees for the site.

Another concern raised by the applicant was the timing of installation of the fire hydrant. The applicant explained that NJ Water does not work on the same time frame as an applicant and could delay the subdivision (if this is made a condition prior to filing the deeds). It was agreed that this be made a condition of final certificate of occupancy to provide adequate time for compliance. Mr. West had no objections.

The following members of the public spoke:

Diana Sanberg, Grover Avenue – discussed problems with drainage and existing water problems in the area. Mr. West advised that the applicant will have to address all run off from the property and Mr. Barsky added that there will be an underground system with drainage going into Terhune Road.

Juliet Hosford, Terhune Road – advised that she wanted information regarding the subdivision and was not a noticed neighbor.

Motion was made by Mrs. Gunning to approve the subdivision as discussed and compliance with the staff reports, seconded by Mrs. Ullman and carried with a voice vote of two ayes. No one opposed. No one abstained.

Meeting adjourned at 11:20 am.

Respectfully submitted,

Dated: 12/2/15

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 12/16/15

Wanda S. Gunning, Chair
PRINCETON PLANNING BOARD