

PRINCETON PLANNING BOARD

MINUTES OF THE REGULAR MEETING

Thursday, November 5, 2015

PRINCETON – Main Meeting Room

Princeton, NJ

PRESENT: Julie Capozzoli, Jenny Crumiller, Fern Spruill, Mildred Trotman, Wanda Gunning

ALTERNATES: Timothy Quinn, Dwaine Williamson

ABSENT: Cecilia Birge, David Cohen, Liz Lempert, Gail Ullman

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 7:30 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 welcomed Dwaine Williamson to the Planning Board as Alternate Member 2, noting Mr. Quinn is now Alternate Member 1 and David Cohen was appointed to fill the unexpired term of Marvin Reed.

PRESENTATION: Chairperson Gunning read a resolution of appreciation to Marvin Reed recognizing his service to the Planning Board and the Princeton Community. A plaque of appreciation from the Planning Board was also presented.

FINDINGS OF FACT/RESOLUTIONS

- a) TRUSTEES OF PRINCETON UNIVERSITY – 9/17/15
Major Site Plan with variances
Broadmead & Fitzrandolph; Block 50.01, Lot 18
File # P1515-193P

Motion to approve was made by Mr. Quinn, seconded by Mrs. Trotman and carried with a voice vote of four votes among those members eligible to vote. No one opposed. No one abstained.

- b) D & R GREENWAY – 10/1/15
Amended Minor Site Plan with conditional use
Preservation Place; Block 83.01, Lots 1.03, 1.05
File #P1515-248P

Motion to approve was made by Mrs. Trotman, seconded by Mr. Quinn and carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.

c) 2016 Annual Calendar. Motion was made by Ms. Crumiller to adopt the annual calendar, seconded by Ms. Capozzoli and carried with a voice vote of seven ayes. No one opposed. No one abstained.

MINUTES:

a) Regular Meeting – April 23, 2015. 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 member eligible to vote. No one opposed. No one abstained.

b) Subdivision Meeting – October 19, 2015. Motion was made by Ms. Capozzoli to accept the minutes, seconded by Mrs. Ullman and carried with a voice vote of three ayes among those members eligible to vote. No one opposed. No one abstained.

HEARINGS:

a) PARTNERS OF WHITE OAK
Preliminary/Final Major Subdivision with variances
Preliminary/Final Major Site Plan
White Oak Lane; Block 2102, Lots 16.01, 17, 18
File #P1515-182SPF & P1515-182P

Mr. Solow was sworn in and provided the Board an overview of the application. Using sheets 5 of 16 (PB1); 3 of 16 (PB2) and 2 of 16 (PB3) Mr. Solow advised that the applicant is proposing to consolidate the three lots and then re-subdivide the property into four lots. Single family homes will in the future be constructed on each of the lots. The plans show a private detention basin on lot 17.04, street lighting for the cul-de-sac will also be provided and each lot will have a separate facility to control storm water run-off from the individual homes and other improvements on the lot. Mr. Solow advised that the Shade Tree Commission and the Princeton Environmental Commission submitted reports recommending that only three lots be created.

Mr. West and Mr. Bridger were sworn in. Mr. West requested that the drainage system be maintained by the homeowner's association, as is done with other developments.

Christopher DeGrazia, Esq., was sworn in and appeared on behalf of the applicant. Geoffrey Brown, PE, was sworn in and used the following exhibits to describe the application: A1 – as of right site plan, showing no variances providing six cluster homes with preservation to the rear, noting the amount of disturbance was greater under this proposal; A2 – plan that is filed, showing a conforming four lot subdivision with no variances; A3 – showing a preservation plan with conservation easements. Mr. DeGrazia asked that the conservation easements provide the ability to remove sick/dead trees, plant new trees as needed, install deer fencing and install no trespassing signs.

Mr. Solow requested that the applicant comply with the staff report request along with the proposed deed restriction and that as each lot is developed it will be reviewed by the Engineering staff.

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

Robert Handler, address not provided, was sworn in and advised that he has a serious drainage problem (used sheet 7 of 16) and requested that a swale system be constructed along his property line to address the drainage issue. Mr. Handler requested that a homeowners association oversee the drainage issues for the property.

George (last name not audible), Stuart Road, was sworn in and also spoke of problems with drainage and runoff impacting his lot.

Mr. West informed the Board that he met with several neighbors regarding drainage concerns. Mr. West advised that the applicant has a stormwater plan that complies with municipal and state requirements and stated that he is working to see what can be done to reduce the drainage problems. He said that there will be less run off than currently exists on the site with this development. Mr. West did advise that maintenance of the system is important.

Peter Brag, Ashish Kumar, Elliot (last name not audible) all residing on Highland Terrace, were sworn in and spoke in support of the application.

Edward Difulgia, municipal policy specialist from the Stony Brook Millstone Watershed Association, was sworn in and advised that requested assurances that each lot will be reviewed as a major application since drainage is the major problem.

Vijay Aggrawal, White Oak Drive, was sworn in and advised that he purchased the property at a foreclosure sale and is only interested in maintaining the character of the neighborhood.

Hearing no further comments, the public portion was closed. Board members recommended that the homeowners association be responsible for maintaining the basins. Mr. DeGrazia advised that the applicant has met code requirements to reduce the runoff and has been working with the municipal engineer regarding drainage issues. Ms. Crumiller requested that the applicant provide trees above the caliper proposed, the applicant had no objection.

Motion was made by Mrs. Trotman to approve the subdivision with the conditions as discussed in the staff report and during the hearing. The motion was seconded by Mr. Quinn and carried with the following roll call vote:

FOR: Capozzoli, Crumiller, Spruill, Trotman, Gunning, Quinn, Williamson
AGAINST: No one
ABSTAIN: No one

Prior to the start of the next application, Mrs. Gunning and Ms. Spruill recused themselves as their spouses work for the University. Mrs. Trotman chaired the meeting.

- b) T-MOBILE NORTHEAST, LLC
Minor Site Plan w/conditional use
College Road West; Block 10701, Lot 3
File #P1515-250P/CO

Mr. Solow was sworn in and provided the Board with an overview of the application. Using the applicant's sheets Z2/Z3 (marked as PB1), Mr. Solow advised that the applicant is seeking approval for the existing antennas along with the installation of three (3) additional antennas which will be the same height as the existing antennas to improve coverage and address the current gap in service. Staff advised that the applicant did not receive approval for the three existing antennas and there is no record as to how it was placed at this location.

Eric Goldberg, Esq., was sworn in, appearing on behalf of the applicant. Mr. Goldberg provided the following witnesses (all sworn in prior to presenting testimony): Ken Foster, electromagnetic frequency expert advising that the site complies with all applicable state and federal standards for electromagnetic frequency; Tim Johnson, site acquisition specialist advised that a meeting is scheduled next week with State Historic Office re Section 106 compliance; Raffi Achiba, radio frequency engineer testified that this site is needed to fill the significant coverage gap on Princeton campus, as well as properties on Alexander and Springdale Roads and Petro Tsoukalis, PE repeated Mr. Solow's presentation and indicated that no variances are being requested.

Mrs. Trotman opened the meeting to comment from the public at this time. Hearing no comments, the public portion was closed. Motion was made by Ms. Capozzoli to approve the application with the conditions as discussed in the staff reports. The motion was seconded by Mr. Quinn and carried with the following roll call vote:

FOR: Capozzoli, Crumiller, Trotman, Quinn, Williamson
AGAINST: No one
ABSTAIN: No one

Motion was made by Mrs. Trotman to adjourn, seconded by Mr. Quinn. Meeting adjourned at 10:00 pm.

Respectfully submitted,

Dated: 6/23/16

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 7/14/16

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD