

PRINCETON PLANNING BOARD

MINUTES OF THE REGULAR MEETING

Thursday, January 21, 2016
PRINCETON – Main Meeting Room
Princeton, NJ

PRESENT: Cecilia Birge, Julie Capozzoli, David Cohen, Jenny Crumiller, Wanda Gunning, Liz Lempert, Fern Spruill, Mildred Trotman, Gail Ullman

ALTERNATES: Timothy Quinn, Dwaine Williamson

ABSENT: No one

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

Mr. Porter 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 November 9, 2015 and published in the November 13, 2015 edition of the Princeton Packet. The oath of office was administered by Mr. Porter to Ms. Birge, Ms. Spruill and Mr. Quinn.

REORGANIZATION OF THE BOARD

[1] Nomination & Election of Chair & Vice Chair. Ms. Capozzoli presented the report from the Nominating Committee (Ms. Capozzoli, Mr. Quinn and Mrs. Gunning) advising that there is a consensus among the Board members to elect Mrs. Gunning as Chair and Mrs. Ullman as Vice Chair. Hearing no further nominations, a motion was made by Ms. Capozzoli to elect the slate from the Nomination Committee, seconded by Mr. Quinn and carried with a voice vote of nine ayes. No one opposed. No one abstained.

Mrs. Gunning thanked the Board and the Nominating Committee.

[2] Appointment of Planning Board Attorney. Motion was made by Mrs. Ullman to appoint Miller, Porter, & Muller, PC as the Board's attorney, seconded by Mr. Cohen and carried with a voice vote of nine ayes. No one opposed. No one abstained.

[3] Appointment of Planning Board Secretary. Motion was made by Mrs. Ullman to appoint Ilene Cutroneo as Planning Board Secretary, seconded by Ms. Capozzoli and carried with a voice vote of nine ayes. No one opposed. No one abstained.

[4] Appointment of Planning Board Special Counsel. Motion was made by Mrs. Ullman to appoint Karen Cayci, Esq., of the firm Herbert, Van Ness, Cayci & Goodell, PC as the Board's special counsel, seconded by Mr. Quinn and carried with a voice vote of nine ayes. No one opposed. No one abstained.

ANNOUNCEMENTS: Mrs. Gunning announced that a legal session on the topic of ethics and conflicts of interest with Allen Porter is scheduled for February 4.

RESOLUTIONS:

- a) Resolution for Special Meetings
- b) Resolution for Fixed Meetings

Motion was made Mrs. Ullman to adopt both resolutions, seconded by Ms. Crumiller and carried with a voice vote of nine ayes. No one opposed. No one abstained.

DISCUSSION:

- a) ZONE CHANGE REQUEST – Hun School

Prior to the start of the discussion, Mrs. Ullman recused herself advising that she has family members living within 200 feet of the proposed site.

Mr. Solow was sworn in and reviewed a joint memorandum he prepared with the zoning officer, Mr. Bridger. Using a composite tax map (exhibit PB1), Mr. Solow advised that the Hun School is requesting that lot 22, currently zoned R2 be rezoned to E4 to have the same zoning as the rest of the parcels owned by The Hun School. Staff could not find any information as to why the parcel was not previously rezoned E4, but it was noted that it has been this zoning for a long time. Staff noted that the only impact from the zone change would be to allow the school to gain credit for additional land to construct an additional 11,150 +/- sf of building area on the campus.

Richard Goldman, Esq., was sworn in and appeared on behalf of The Hun School. Mr. Goldman provided several exhibits (A1 – google map image and A2 – tax map) showing the parcel in question is land locked, has no access to streets, is located in the flood plain and is in the C1 streamcorridor. Mr. Goldman advised that the zone change will provide a small amount of additional FAR for the school to construct modest additions over a period of time. Mr. Goldman added that the lot cannot be used for anything else.

Michael Chickowski, Director of Facilities, was sworn in and advised that a majority of the school's fields are in the flood plain. No artificial turf is proposed for this area at this time.

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

Virginia Dingwall, Lawrenceville Road, was sworn in and asked that evergreen plantings be provided along the streamline.

Hearing no further comments, the public portion was closed. Mr. Goldman advised that the school would work with Mrs. Dingwall regarding her request. Motion was made by Ms. Capozzoli to support the zone change and recommend staff draft the ordinance for Princeton Council, seconded by Mrs. Trotman and carried with a voice vote of nine ayes. No one opposed. No one abstained. Mrs. Ullman rejoined the meeting at this time.

Chairperson Gunning thanked the applicant for its presentation. Motion was made by Mrs. Trotman to adjourn and was seconded by Mayor Lempert. Meeting adjourned at 10:00 pm.

Respectfully submitted,

Dated: 6/28/16

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 7/14/16

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD