

PRINCETON PLANNING BOARD

MINUTES OF THE REGULAR MEETING

Thursday, February 18, 2016
PRINCETON – Main Meeting Room
Princeton, NJ

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

ALTERNATES: Timothy Quinn, Dwaine Williamson

ABSENT: Cecilia Birge, Fern Spruill

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

Chairperson Gunning called the meeting to order at 7:35 p.m., acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was issued on November 5, 2015 and December 9, 2015

ANNOUNCEMENTS: Ms. Capozzoli advised that a public presentation on the Witherspoon/Jackson Historic District was scheduled for February 22, 2016 meeting of Princeton Council. Ms. Ullman advised that the Master Plan Committee held a meeting on February 10 to review the amendment to the Master Plan regarding the Bicycle Plan.

MINUTES:

a) Regular Meeting – December 3, 2015. Motion was made by Mrs. Trotman to accept the minutes, seconded by Ms. Crumiller and carried with a voice vote of nine ayes. No one opposed. No one abstained.

HEARINGS:

a) SNOWDEN DEVELOPMENT, LLC
Prelim/Final Major Subdivision & Site Plan
Snowden Lane; Block 3001, Lots 1 & 2
File #P1515-191SPFD & P1515-191PD

Mr. Solow, Mr. West and Mr. Bridger were sworn in. Mr. Solow provided the Board with an overview of the application using exhibit PB1, original plan and the proposed cluster plan. Mr. Solow advised that the applicant revised its original submission (six lots) to a cluster development with seven residential lots and one lot for the detention basin. The applicant complied with the density bonus provision by providing public access and by more than 50% open space.

Mr. Solow reviewed the memorandum from the Princeton Environmental Commission (PEC). The report requested that the waiver for onsite recharge not be granted and that the applicant be required to provide dry wells for each lot. It was noted that the site currently is using a dry well which is constantly flooding its property as well as its neighbor. The applicant has indicated that it would comply with the staff recommendations and not PEC. Questions were raised by Board members why concerns were raised with the walking trail by PEC. Mr. West advised that Friends of Princeton Open Space requested the path connection and it will be field located with a wood chip path. The path will connect to the Van Dyke. Mayor Lempert and Ms. Crumiller requested that the applicant be responsible for the maintenance of the path.

Mr. West added that the site will be sewerred as they are currently working with this applicant and the one at the corner of Snowden and Van Dyke for the installation. Mr. West also advised that the sewer line would be available to the residents along Snowden who are not part of the developments. It was noted that if the plan falls through, the applicant would have to return to the Board to amend the approval.

Gary Forshner, Esq., was sworn in and appeared on behalf of the applicant. Mr. Forshner advised that originally a conforming/conventional subdivision was proposed. Mr. Forshner also stated that after reviewing staff reports and advisory reports, the applicant worked with the staff to develop the cluster subdivision as presented. Mr. Forshner noted that due to the redesign of the application the cul de sac was shortened, hundreds of trees were saved and approximately 60% of the lot is preserved as open space. The applicant will either dedicate the open space or it will be overseen by the home owners providing an easement for public access.

Michael McIntyre, PE, was sworn in and asked that the reports filed with the application be made part of the record. Mr. McIntyre reviewed the storm water requirements and indicated that the applicant would comply with the provisions in the ordinance. The Board continued to discuss the need for a homeowners association to oversee the basin maintenance. The applicant reviewed the staff and advisory board reports and indicated it would work with staff regarding compliance with their reports. Responding to PEC's report testimony was presented that the report was based on old information and that the revisions have addressed items previously raised.

Harry Strano, environmental consultant from Amy Green Environmental Consultants, was sworn in and accepted as an expert witness. Mr. Strano responded to the PEC report regarding endangered species on the site and advised that there are none.

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

Michael Pisauro, Policy Director of the Stony Brook Millstone Watershed Association was sworn in and questioned the application's storm water controls and possible run off.

Andrew Golden, address not provided, was sworn in and expressed concern regarding the placement of the driveway. Mr. West advised that the placement was changed because of the

crest of the hill and to provide increased visibility. Mr. West advised that he will look to see if any additional changes can be made.

Raymond Smythe, address not provided, was sworn in and asked if a firm date is available for the sewer installation. Mr. Smythe was advised that a time frame cannot be provided at this point in the process.

Name not audible and address not provided, was sworn in discussed the problem with her existing septic system and the need to be connected the sewer. She requested that the connection be provided along Snowden Lane.

Hearing no further comments, the public portion was closed.

The Board continued its discussion to require a homeowners association to address the maintenance of the detention basins and clearing of sidewalks and road. The Board felt that a homeowners association should be included as one of the conditions of approval to handle stormwater issues, maintenance of drive, sidewalks and paths. Mr. Forshner advised that if the connection of the paths needed to be constructed, it was another applicant's responsibility as this applicant will only construct what is on this parcel.

Motion was made by Mrs. Ullman to approve the subdivision with the conditions indicated in staff reports and discussed during the hearing, seconded by Mr. Quinn and carried with the following roll call vote:

FOR: Capozzoli, Cohen, Crumiller, Lempert, Trotman, Ullman, Gunning, Quinn, Williamson
AGAINST: No one
ABSTAIN: No one

Motion was made by Mrs. Trotman to adjourn and was seconded by Ms. Capozzoli.
Meeting adjourned at 10:00 pm.

Respectfully submitted,

Dated: 7/5/16

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 9/15/16

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD