

PRINCETON PLANNING BOARD

MINUTES OF THE REGULAR MEETING

Thursday, September 15, 2016

**PRINCETON – Witherspoon Hall – Main Meeting Room
Princeton, NJ**

PRESENT: Julie Capozzoli, Jenny Crumiller, David Cohen, Jenny Crumiller, Wanda Gunning, Gail Ullman

ALTERNATES: Timothy Quinn, Dwaine Williamson

ABSENT: Cecilia Birge, Liz Lempert, Mildred Trotman, Fern Spruill

ALSO PRESENT: Allen Porter, Esq., Board Attorney; Lee Solow, Planning Director; Ilene Cutroneo, Board Secretary; Deanna Stockton, Municipal Engineer; Derek Bridger, Zoning Officer

Chairperson Gunning opened the meeting at 9:30 am, acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was given on July 27, 2016.

ANNOUNCEMENTS: Mrs. Gunning advised that on Monday, 9/19 at 7:30 pm in the main meeting room, the Master Plan Committee will be hearing a presentation from Princeton University on its 2026 Campus Plan. The Princeton Neighborhood Character & Zoning Initiative meeting will be held on Tuesday, 9/27 at 7:30 pm in the main meeting room to hear a presentation from the town's consultant RBA Group re: Princeton's existing zoning and the data compiled; and to begin discussions on proposed zoning changes.

Chairperson Gunning also announced that the application:

RB HOMES, INC.

Major Site Plan w/variances

203-205 Nassau Street; Block 47.02, Lot 19

File # P1515-235P

This application is being carried to the October 6, 2016 Planning Board agenda and the applicant has provided the Board with an extension on its time to act until October 7, 2016. Mr. Tarr, the applicant's attorney requested that the Board confirm that the notice was acceptable and that jurisdiction would be taken. Mr. Porter announced that Mrs. Cutroneo reviewed the notice and found it to be correct and that the Board accepts jurisdiction so no further notice will be needed.

MINUTES:

a) Regular Meeting – February 18, 2016. Motion was made by Mrs. Ullman to accept the minutes, seconded by Ms. Crumiller and carried with a voice vote of eight ayes. No one opposed. No one abstained.

b) Subdivision Meeting – June 13, 2016. Motion was made by Mr. Quinn to accept the minutes, seconded by Ms. Capozzoli and carried with a voice vote of three ayes among those members eligible to vote. No one opposed. No one abstained.

c) Special Meeting – August 4, 2016. Ms. Crumiller advised that she was not present at the meeting and the minutes should reflect her absence. Motion was made by Ms. Capozzoli to accept the minutes as amended, seconded by Mr. Cohen and carried with a voice vote of seven ayes among those member eligible to vote.

RESOLUTIONS:

a) Request for Professional Service Agreement:
Harrison Hamnett Consulting
re: RB Homes, Inc. – 203-205 Nassau

Motion was made by Mrs. Ullman to adopt the resolution, seconded by Mr. Quinn and carried with a voice vote of eight ayes. No one opposed. No one abstained.

b) Request for Professional Service Agreement:
Miller Porter Muller, PC
re: Hadaya Minor Subdivision Litigation; 289 Jefferson

Motion was made by Mr. Cohen, seconded by Mrs. Ullman and carried with a voice vote of eight ayes. No one opposed. No one abstained.

HEARINGS:

a) AVALON PRINCETON, LLC (carried from 7/14/16 agenda)
Amended Site Plan
253 Witherspoon Street/Harris Road; Block 7101, Lot 8.01; Block 21.02, Lot 1.01
File # P1616-347PM

Mr. Solow was sworn in and provided the Board with an overview, noting that at time of site plan approval for the development, the Board recommended the applicant provide a turn around and should be presented to the Board for review. Using sheet 1 of 1 (marked as exhibit PB 1), Mr. Solow advised that the applicant is proposing to construct the turnaround allowing trucks to turn around instead of backing up which would generate additional noise. The joint report prepared by Mr. West, Mr. Bridger and Mr. Solow requested that the applicant fill in the gaps in the landscaped screen buffer.

Robert Kasuba, Esq., was sworn in and appeared on behalf of the applicant. Jerome Lange, PE, was sworn in and accepted as a witness. Mr. Lange advised that Mr. Solow accurately described the application.

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

Lou Carnevale, 26 Harris Road, was sworn in and requested that the Board require the applicant to construct a wall against the Harris Road property line to baffle the noise. In addition, Mr. Carnevale requested that the Board regulate the hours of garbage collection.

Hearing no further comments, the public portion was closed. Chairperson Gunning advised that the turnaround proposed is to limit the noise and noted that should AvalonBay's tenants have issues with noise, it is assumed that it will be addressed by the applicant. The applicant will be required to comply with the Princeton noise ordinance. Mr. Kasuba stated that the applicant will comply with the request to fill in the buffer gap made in the staff report.

Motion was made by Mr. Cohen to approve the amended site plan with the conditions as indicated in staff report, seconded by Ms. Capozzoli and carried with the following roll call vote:
FOR: Capozzoli, Cohen, Crumiller, Ullman, Gunning, Quinn, Williamson
AGAINST: No one
ABSTAIN: No one

Motion was made by Mr. Cohen to adjourn and seconded by Mr. Quinn. Meeting was adjourned at 8 pm.

Respectfully submitted,

Dated: 9/22/16

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 10/6/16

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD

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