

**PRINCETON PLANNING BOARD**

**MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**Tuesday, March 22, 2016**

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

**PRESENT:** Wanda Gunning, Chair; Julie Capozzoli, Timothy Quinn

**ALTERNATE:** 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

Meeting was called to order at 9:30 a.m. Mrs. Gunning advised that the meeting was duly noticed under the Open Public Meetings Act.

- a) JAMES DONAHUE  
Minor Subdivision  
283 Herrontown Road; Block 1403, Lot 12  
File #P1515-301MS

Present for the applicant: Christopher Tarr, Esq.; James Chmielak, PE; James Donahue, applicant.

Mr. Solow provided the committee with an overview of the application. The applicant has submitted an application for a complying flag lot subdivision, creating two conforming lots and maintaining the existing residence on proposed lot 12.01. No variances are proposed. Mr. West requested that a conservation easement be placed on the wetland transition area (as shown on the subdivision plan) so the area be retained in its natural state. Since the transition area is under DEP jurisdiction, it was recommended that the applicant submit the area to DEP and then return for administrative review of the easement.

Two members of the public spoke expressing concern about visibility of the homes and drainage. Henry Philhower and Karen Gates (addresses were not provided). The applicant agreed to plant trees within the site line to provide a better visual buffer with the adjacent property owners. The applicant agreed to comply with the staff recommendations and work out the placement of the tree buffer, conservation easement and stormwater controls with the Land Use Engineer.

Motion was made by Ms. Capozzoli to approve the subdivision with the conditions in the staff reports and as discussed, seconded by Mr. Quinn and carried with a voice vote of three ayes. No one opposed. No one abstained.

- b) GRANT HOMES CLEVELAND, LLC  
Minor Subdivision  
75 Cleveland Lane; Block 4.01, Lot 5  
File # P1616-317MS

PRESENT FOR THE APPLICANT: Thomas Letizia, Esq.; Jay Grant, applicant; Peter Doren, RLA;

Mr. Solow provided the committee of an overview of the application. As original submitted, the applicant was proposing to create two new conforming lots, demolish the structures on the lot and build two new homes. Upon review of the application it was noted that the Master Plan – Historic Element, under the Suggested Historic Sites & Districts for preservation, recommended that this parcel be included. The plan was forwarded to the Historic Preservation Commission (HPC); its recommendation was that the applicant not demolish any of the structures on the parcel and find a way to subdivide the property while preserving the buildings.

The applicant submitted draft alternatives of the subdivision in response to HPC's request. The plans were not fully engineered and staff did not have an opportunity to review them prior to the meeting. However it was noted that the alternatives preserved the existing structures. Mr. Letizia advised the committee that he would like to receive an approval of the subdivision as filed, with the condition that requiring the alternative to be presented to the Planning Board. Mr. Letizia also advised that the conforming subdivision would not be perfected unless the alternative plan was not approved. Staff and the committee reviewed the alternatives and requested that the applicant address a reduction in tree removal, restoration of the wall, address any drainage issues. The applicant agreed to work with staff regarding the new submission.

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

Archibald Reid, Esq., appeared on behalf of Rachel Grossman (adjacent property owner), advised that his client was not against the application as long as the existing wall remained and the applicant submit the revised plan with variances to the Board. Hearing no further comments, the public portion was closed.

Ms. Capozzoli also expressed her support for the alternative plan. Chairperson Gunning questioned the landscaping for the site. Mr. Doren advised that a landscape architect has been hired to work on buildings' patina and landscaping design. The applicant agreed to submit revised plans based upon the comments received by April 8, with the hope to be placed on the May 5 Planning Board agenda.

Motion was made by Ms. Capozzoli to approve the subdivision with the conditions in staff reports and the recommendations during the meeting. The motion was seconded by Mr. Quinn and carried with a voice vote of three ayes. No one opposed. No one abstained. (It should be noted that upon complete design of the alternative subdivision, one of the proposed lots exceed the permitted FAR and the application was filed with the Zoning Board of Adjustment.)

Mr. Quinn made a motion to adjourn, seconded by Ms. Capozzoli. Meeting adjourned at 11:00 am.

Respectfully submitted,

Dated: 6/2/16

Ilene Cutroneo, Board Secretary  
PRINCETON PLANNING BOARD

Approved: 7/14/16

Wanda S. Gunning, Chair  
PRINCETON PLANNING BOARD

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