

## **SITE PLAN REVIEW ADVISORY BOARD**

### **NOTES OF THE SPECIAL MEETING Wednesday, May 15, 2013 PRINCETON MUNICIPAL BUILDING Meeting Room A –7:30 P.M. Princeton, New Jersey**

PRESENT: James Begin, Alyce Bush, Harry Cooke, Wendy Kaczerski, Lydia Robinson

ABSENT: Rob Cerutti, Holly Nelson, William Wolfe

ALSO PRESENT: Jack West, Land Use Engineer; Kerry A. Philip, Secretary

Vice Chairman Cooke called the meeting to order at 7:30 p.m. reading the Opening Statement as required by the Open Public Meetings Act, acknowledging that notice of this meeting was issued on the 9th day of May, 2013

#### **APPLICATIONS**

- a) Westerly Road Church  
Prelim/Final Major Subdivision  
25 Westerly Road/Mountain Avenue  
Block 6603, Lots 12, 13, 14  
File #PT129957SPF  
MLUL Deadline: 6/22/13

Representatives for the applicant: Daniel Haggerty, Esq., Stark and Stark; Gary Vecchio, Taylor Wiseman Taylor; Pastor John Beesom, applicant; Gene McDonald, project manager for applicant.

The submission by Westerly Road Church is for a seven lot residential subdivision. The existing Church with its associated driveway and parking areas will be demolished to create the conforming residential subdivision.

Daniel Haggerty, Esq., legal counsel for the applicant, stated that the property is 4-1/3 acres in size. He handed out copies of an aerial of the site and stated that there are three existing lots and the application is for seven fully conforming residential lots. There are two existing homes on proposed lots 13.01 and 14.01. These lot shapes will be reconfigured and the houses will remain. The Church office building will be converted to a residential use, the church will be demolished. Mr. Haggerty then provided a brief overview of prior conceptual plans for this parcel.

Mr. Haggerty stated that they read the staff reports and noted that Item 4a pertains to the LOI for a small piece of wetlands on the east side of the project. He advised that the LOI has been extended to June 30, 2013 by the Permit Extension Act. Item 4c pertains to finished floor elevations for Lots 12.04 and 12.05. Mr. Haggerty advised that the elevations were lowered 4 to 5 feet so they are the same height as the adjacent homes as was requested by the land use engineer. Revised plans will be submitted for review and approval. Item 4j(2) incorrectly provides detail for a different proposal and it should have referenced the memorandum from the Fire Official dated January 24, 2013. A copy of this memorandum was handed to the Board

secretary for the file. Jack West, land use engineer, confirmed that the Fire Official's January 24th memorandum should have been referenced.

H. Cooke noted that there are trees being taken down around the Church and asked why this is proposed. Mr. Vecchio stated that the trees being removed are within the areas being demolished. Mr. West also stated that when each house is plotted they will review the tree removal plan and remove only those trees that would not survive demolition and construction. Responding to questions from H. Cooke regarding the odd shape of proposed lot 12.01, Pastor Beesom stated that they were unable to purchase any part of the neighboring property. Daniel Haggerty also stated that the applicant did not want to modify the currently drawn property lines. Mr. West stated that the subdivided lots are all conforming and no variances are required.

Based upon the foregoing, a motion was made by Mr. Begin, seconded by Ms. Kaczerski and carried by a vote of five ayes to classify this application as a major subdivision and recommend approval to the Planning Board, endorsing the joint Engineering and Zoning Report dated May 9, 2013 with the exception of item 4j(2), and the Memorandum from the Fire Official dated January 24, 2013. Item 4j(2) in the Engineering and Zoning Report incorrectly refers to comments from the Fire Official for a different proposal and needs to be specific to this application.

#### UPDATES

1. Item 4a of the Engineering and Zoning Report dated May 9, 2013 has been updated. LOI #1110-07-0007.1FWW070001 is extended by the NJDEP until 6/30/15 by the Permit Extension Act. A copy of the extension request and the NJDEP's email response was provided to the SPRAB Secretary. A copy of NJDEP's formal LOI extension should be provided to the Planning Office.
2. Item 4c in the Engineering and Zoning Report dated May 9, 2013 requests similar floor elevations for the proposed houses on lots 12.04 and 12.05 to the floor elevations for the homes on the adjacent parcels. The applicant advised that if this is possible, it will be done. If the subdivision is approved, plans should be submitted showing the revised finished floor elevations.

#### COMMENT

The applicant should ensure that once vacated, the existing buildings be properly secured, maintained and monitored until such time that the lots on which they stand are sold.

Vote on motion:

For: Begin, Bush, Cooke, Kaczerski, Robinson

Against: None

Abstain: None

With no further business before the Board, motion was carried by voice vote to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Kerry A. Philip  
Secretary