



PRINCETON
MAYOR AND COUNCIL OF PRINCETON
MINUTES • NOVEMBER 24, 2015

Special Meeting

Monument Main

7:00 PM

1 Monument Drive, Princeton, NJ 08542

I. STATEMENT CONCERNING NOTICE OF MEETING

The following is an accurate statement concerning the providing of notice of this meeting and said statement shall be entered in the minutes of this meeting. Notice of this meeting as required by Sections 4a, 3d, 13 and 14 of the Open Public Meetings Act has been provided to the public in the form of a written notice. On November 20, 2015 at 9:50 a.m., said schedule was posted on the official bulletin board in the Municipal Building, transmitted to the Princeton Packet, the Trenton Times, the Town Topics and filed with the Municipal Clerk.

II. ROLL CALL

Present for Council: Councilwoman Butler, Councilwoman Crumiller, Councilwoman Howard, Councilman Liverman, Council President Miller, and Councilman Simon.

Absent: Mayor Lempert.

Also Present: Mr. Dashield, Administrator, Lee Solow, Planning Director, Kevin Van Hise, Esq., Assistant Municipal Attorney, Shirley Bishop, Affordable Housing Consultant.

Present for Planning Board: Ms. Gunning, Ms. Ullman, Ms. Trotman, Mr. Quinn, and Mr. Williams.

Absent: Ms. Birge, Mr. Cohen.

Also Present: Gerald Muller, Esq., Planning Board Attorney.

III. PLEDGE OF ALLEGIANCE

The audience participated in the pledge of allegiance.

IV. REPORTS

1. Affordable Housing Litigation Update and Overview of Affordable Housing

Mr. Van Hise said that the New Jersey State Court had originally put together an initial schedule to submit the affordable housing plan. He said that it has become clear to Judge Jacobson that the initial timeline has become eradicated and that the only deadline at this time is December 7, 2015. There is no formal action required at this time.

Mr. Van Hise said that last week the preliminary affordable housing numbers were released for Mercer County.

Mr. Dashield said that the court process has hindered our ability to have an open and public process. Tonight's meeting will provide preliminary sites. He said that as we move forward in the process, there will be additional meetings but there will be limited opportunity for comment due to litigation.

Mr. Solow walked through a number of different maps. He said that there were approximately 791 affordable units without going into the third round.

V. COMMENTS FROM THE PUBLIC

Michael Floyd, 35 Quarry Street, asked if there were backup sites. Mr. Solow said that there weren't.

Alyce Bush, Loomis Court, asked what determined the income limits for affordable housing. Ms. Bishop said that it was based on the medium income set by the state.

Kate Warren, Jefferson Road, asked if a vacant land report was finished and is it part of the report. Mr. Van Hise said that a vacant land report will not be part of the affordable housing submission.

Anne Waldron Neumann, Alexander Street, said that 2,298 Princeton households are mandated for affordable housing, so the municipality has room for affordable housing. She suggested making the Franklin lot all affordable housing.

Yina Moore, 19 Green Street, said that we need to look at the full picture and bonus credits are not really affordable housing units.

Mr. Solow said that the third round plan contains 339 units and 107 bonus credits for Princeton. The third round rules allow us to use bonus credits and we are allowed to use them toward affordable housing under court order.

Mr. Miller asked how the plan is justified. Mr. Solow said that we have an obligation to provide affordable housing. We need to focus on getting through the process, which we are currently doing by preparing a plan.

Ms. Crumiller said that it is difficult to include 100% of affordable housing due to limited funding. She asked how we can increase the affordable housing percentage above 20%. Mr. Solow said that we will continue to have a dialogue about increasing the percentage.

Dosier Hammond, Leigh Avenue, said that he hoped that this was a "floor" not "ceiling" for affordable housing. He suggested that the municipality look for ways to fund a plan, satisfy obligations and move beyond them.

Alyce Bush, Loomis Court, asked if it was possible to set up a partnership or a legacy as part of an estate, with those who are interested in affordable housing. She said that the burden should not just be on the town.

Anne Waldron Neumann, Alexander Street, said that she hoped the municipality would not have to use builder’s remedy, fast tracking approvals and waive onerous parking requirements.

Ed Truscelli, Princeton Community Housing, said that it might serve the municipality well as the threshold may move higher. Mr. Van Hise said that we are limited due to the litigation strategy.

As there were no further public comments, open session was closed.

VI. CLOSED SESSION: LITIGATION

Motion to adopt.

RESULT: ADOPTED [UNANIMOUS]

MOVER:	Jo Butler, Councilwoman
SECONDER:	Jenny Crumiller, Councilwoman
AYES:	Howard, Crumiller, Miller, Liverman, Butler, Simon
MOVER FOR PLANNING BOARD:	Mildred Trotman
SECONDER:	Tim Quinn
AYES:	Gunning, Quinn, Trotman, Ullman, Williams
ALSO PRESENT:	Lee Solow, Planning Director, Kevin Van Hise, Esq., Municipal Attorney, Gerald Muller, Esq., Planning Board Attorney

RESOLUTION,

**TO GO INTO CLOSED SESSION
(Open Public Meetings Act Sec.3)**

BE IT RESOLVED by the Mayor and Council of Princeton:

. This body will now convene into a closed session that will be limited only to consideration of an item or items with respect to which the public may be excluded pursuant to section 7B of the Open Public Meetings Act.

. The general nature of the subject or subjects to be discussed in said session is as follows:

Litigation:
Affordable Housing/COAH

Stated as precisely as presently possible, the following are the time when and the circumstances under which the discussion conducted at said session can be disclosed to the public:

Within 90 days or upon settlement of litigation, if applicable

The Council and the Planning Board discussed the above referenced issues.

VII. ADJOURNMENT

There being no further business the meeting was adjourned at 8:30 p.m.

Linda S. McDermott
Municipal Clerk

Third Round Princeton Affordable Housing DRAFT 11-23-15 revised DRAFT		
Name/address	Total units	Affordable Units
Constructed units (shown in yellow)		
Witherspoon Phase I	24	2
Witherspoon Phase II	53	10
114 Leigh Ave.	5	1
100-104 Leigh Ave.	5	5
135 Bayard	4	4
Harriet Bryant House	67	67
Acorn Glen	n/a	5
52 Leigh Ave.	2	2
159 John Street	1	1
190-198 Witherspoon	4	2
12-14 Vandeventor	4	1
24 N. Harrison	1	4
246 John Street	1	1
291-293 Nassau Street	7	1
41 Spring Street	22	2
Shirley Court	6	5
76½ Linden	1	3
Maclean Street	6	3
253 Nassau Street	12	1
Copperwood	153	12
Hulfish North	100	2
<i>subtotal</i>	478	134
Under Construction (shown in red)		
9 Hilltop	1	4
Merwick/Stanworth	326	56
AvalonBay	280	56
255 Nassau Street	23	4
<i>subtotal</i>	630	120
Zoned not constructed (shown in orange)		
Franklin Parking lot	25	5
Terhune and Harrison	50	10
<i>subtotal</i>	75	15
Sites requiring Zoning (shown in light blue)		
PCV rezoning	40	40
S-2 rezoning	150	30
<i>subtotal</i>	190	70
Total	1,373	339
Bonus Credits		107
Third Round Grand Total		446