

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

December 8, 2014

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, December 8, 2014 by Chairman Capozzoli in Meeting Room B of the Municipal Building.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk as required by law.

ROLL CALL AND DECLARATION OF QUORUM

Present: Julie Capozzoli
Elric Endersby
Harold Kuskin
David Schure
Roger Shatzkin
Cecelia Tazelaar
Robert von Zumbusch

Absent: Catherine Kurtz Gowen
Shirley Satterfield

Also present: Elizabeth Kim, Historic Preservation Officer; Kerry A. Philip, Recording Secretary

ANNOUNCEMENTS

The items on the agenda are readjusted, the Discussion for Nina Golder, 619 Lawrenceville Road, will occur prior to application review for Crown Castle.

ADMINISTRATIVE MATTERS:

a) Resolutions Regarding Open Public Meetings Act:

i. 2015 Schedule of Meetings

Motion was made by D. Schure and E. Endersby seconded the motion to approve the 2015 Schedule of Meetings. Motion was carried with the following vote:

For: Capozzoli, Endersby, Kuskin, Schure, Shatzkin, Tazelaar, von Zumbusch

Against: None

Abstain: None

R. Schatzkin stated that the packets for each meeting are prepared and members are asked to pick them up, some members may wish to have the packets mailed. J. Capozzoli stated that the packets will be mailed and those members who want to opt out and pick up the material should contact the office.

ii. Fixing Charges for Meeting Notices

Motion was made by D. Schure and E. Endersby seconded the motion to approve the 2015 charges for meeting notices. Motion was carried with the following vote:

For: Capozzoli, Endersby, Kuskin, Schure, Shatzkin, Tazelaar, von Zumbusch

Against: None

Abstain: None

iii. Resolution Appointing Recording Secretary -

Motion was made by D. Schure and E. Endersby seconded the motion to appoint Kerry A. Philip as Recording Secretary for 2015. Motion carried with the following voice vote:

For: Capozzoli, Endersby, Kuskin, Schure, Shatzkin, Tazelaar, von Zumbusch

Against: None

Abstain: None

b) Appointment of Nominating Committee:

Motion was made and seconded to appoint C. Kurtz Gowen and S. Satterfield as the Nominating Committee. Motion was carried with the following vote:

For: Capozzoli, Endersby, Kuskin, Schure, Shatzkin, Tazelaar, von Zumbusch

Against: None

Abstain: None

MINUTES

- a) October 13, 2014 – Motion was made by D. Schure and R. von Zumbusch seconded the motion to approve the minutes. The vote was 6-0 in favor. Motion carried.
- b) October 13, 2014 (closed) – Motion was made by R. von Zumbusch and E. Endersby seconded the motion to approve the closed session minutes. The vote was 6-0 in favor. Motion carried.
- c) November 17, 2014 – Motion was made by R. von Zumbusch and H. Kuskin seconded the motion to approve the minutes. The vote was 7-0 in favor. Motion carried.

DISCUSSION

- a) Subcommittee Comments for the Application of Nina Golder
619 Lawrenceville Road
Princeton Battlefield & Stony Brook Village Historic District
Removal of Existing Use Variance Condition
Establishing two condominiums, Common Elements and a Condominium Assoc.
Section 9301, Lot 14 Zone R-3
Project No: 47HP-2014

E. Kim advised that the subcommittee met but were unable to come to an agreement about the creation of a condominium and concerns which may arise.

Mark Solomon, Esq., stated that several changes were recommended at the subcommittee meeting including a relocation of utilities, the driveway apron, the common element extended to allow a back-up area in the driveway and an acknowledgement that this is a historically significant area.

R. von Zumbusch stated that the request to remove one condition of the use variance approval was approved subject to subcommittee review of the condominium agreement. The agreement was not available at the subcommittee meeting. He noted the desirability of one owner for the whole property, but there have been no offers therefore he understands the concept of making this a condominium as a legitimate means to preserve the property.

Mr. Solomon referred to his memorandum dated 12/5/14 and stated that the sketch on the last page is a drawing for the creation of a two unit condominium. Each condominium will be approximately one acre in size, there would be two common areas and both unit owners will share a portion of the same driveway. This detail and details about tree removal will be included in the master deed.

Mr. Solomon stated that recommendation by the Historic Preservation Commission is needed to approve the lifting of the provision by the Zoning Board. R. von Zumbusch made a motion to recommend removal of the existing use variance condition and establishing two condominiums, common elements and a Condominium Association, the motion was seconded by R. Shatzkin.

The vote was 4-1-2 in favor. Motion Carried.

For: Capozzoli, Kuskin, Shatzkin, von Zumbusch

Against: Endersby

Abstain: Schure, Tazelaar

C. Tazelaar suggested that the historic preservation ordinance design guidelines be attached to the condominium documentation. A copy of the amended agreement was requested for the file and for distribution to the commission members.

APPLICATIONS

a) Crown Castle

New Mobile Cellular Booster Equipment (7 sites all within the public ROW)

Project No. #50HP-2014 548 Stockton Street

King's Highway (Upper Road, Lincoln Highway) Historic District and Battlefield Stony Brook Village Historic District

Project No. #51HP-2014 102 Cherry Hill Road

Tusculum Historic District

Project No. #52HP-2014 120 John Street

John Street Historic District

Project No. #53HP-2014 516 Princeton-Kingston Road
King's Highway (Upper Road, Lincoln Highway) Historic District

Project No. #54HP-2014 1108 Princeton-Kingston Road
King's Highway (Upper Road, Lincoln Highway) Historic District

Project No. #55HP-2014 852 Princeton-Kingston Road
King's Highway (Upper Road, Lincoln Highway) Historic District

Project No. #56HP-2014 Mountain Avenue
Mountain Avenue Historic District

J. Capozzoli advised that the booster equipment for all seven locations are in the State and public right-of-way. E. Kim presented a plan identifying all seven locations. The memorandum prepared by C. Lewandoski dated November 2014 was updated to correct the pole height for 1108 Princeton-Kingston Road, the proposed pole is 38.5' in height. Peter Broy, Esq., legal counsel for the applicant, stated that most of the poles are 34 feet to nearly 50 feet in height.

Mr. Broy stated that the proposal is part of the total system (45 DAS nodes) for AT&T. The DAS nodes are part of a very carefully engineered system. The radio frequency engineer will explain how far the signal will travel from each location and how these locations will connect with other locations that are not in historic districts, there should not be any gaps in service with all the installations. Mr. Broy advised that Crown Castle has 11,000 DAS nodes in operation and there are more being planned to cover gaps in service and add to capacity. Ethan Morris, radio frequency engineer for the applicant, stated that additional nodes are needed when there is a gap in coverage. E. Endersby asked about combining services. Mr. Morris stated that sometimes there are completely different networks and collocation is not possible. E. Endersby asked how many more proposals will be coming before the board for review.

E. Kim stated that data about coverage with existing poles is needed for commission review. J. Capozzoli stated that it would be very helpful for the board to see all installations to get a better sense of coverage needed. A general map of all the sites was requested and areas where coverage is being piggy backed should be identified.

C. Tazelaar stated that an overall plan should be in hand before case by case review is warranted. She recommended including this on the agenda for the next meeting if the overall plan is submitted in time. This review is carried and tentatively scheduled for January 12, 2015. J. Capozzoli asked that R. Kiser attend the meeting so he can provide information on the other poles that are not in historic districts.

Mr. Broy stated that a maintenance agreement has been reviewed and approved by Council for the previously approved locations. C. Tazelaar asked if all the poles are wood and Mr. Broy advised that the pole at Edgerstoune and Route 206 is metal, the other six poles are wood.

DISCUSSION (continued)

b) 2015 Priority Projects: E. Kim stated that she and C. Lewandoski prepared the 2015 Priority Projects memorandum for the Town Administrator Marc Dashfield. Commission members were asked to review the memorandum. C. Tazelaar suggested this as an agenda item in January. E. Endersby stated that he would suggest notations about individual buildings or parts of the existing districts which may be in danger of some kind of change. C. Tazelaar suggested a work session to discuss the strategic planning for 2015. She also suggested that other municipalities be contacted for information on their strategies for antennae DAS node installation. It was determined that a special meeting will not be necessary, all communication should be done via email.

D. Schure left the meeting 5:40 p.m.

c) Witherspoon Street Corridor

J. Capozzoli stated that there are people in the neighborhood who wish to nominate the Witherspoon Street corridor as an historic district. Mayor Lempert had suggested that HPC open the January meeting to the neighbors for their input about historic nomination of a district. She said that she told the Mayor that we have documentation about this process and this can be provided to the public. S. Satterfield and C. Tazelaar will be asked to attend the HPC meeting when this is on the agenda. A special meeting in January is being considered.

J. Capozzoli stated that for historic designation, the property must be reevaluated for its eligibility. State and National registry would be required, this had been considered in the past but due to the expense the residents decided not to do this. New registration applications and reevaluations are required for this designation. J. Capozzoli stated that Mayor Lempert requested that the commission have a dialogue with the neighborhood. R. von Zumbusch stated that this requires some active outreach and should not just be an agenda item. It was suggested that a presentation be held in the neighborhood on a Saturday when meetings about the area typically take place with James Floyd.

PUBLIC COMMENT

Kip Cherry advised that the D'Ambrisi house was scheduled to come down today. Asbestos was found on site which increased cost, the dam has been fixed and the septic tanks removed. She anticipates the ribbon cutting ceremony to take place in January and an archaeological study will begin after it is officially State property.

STAFF REPORTS

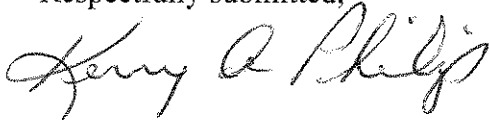
J. Capozzoli read a note from Christine Lewandoski thanking everyone for the party and for their efforts over the years for historic preservation of Princeton.

MEMBER REPORTS

C. Tazelaar stated that HPC should consider whether we should be advocates for historic preservation or just an advisory board. R. von Zumbusch stated that the commission is municipal and we are able to accomplish some things for a project. Private agencies are advocates for historic preservation are able to accomplish other things.

Being that there was no other business before the board, motion was made and seconded to adjourn the meeting at 6:15 pm. Motion carried.

Respectfully submitted,

A handwritten signature in cursive script, reading "Kerry A. Philip".

Kerry A. Philip
Secretary