

PRINCETON PLANNING BOARD

**MINUTES OF THE REGULAR MEETING
Monday, August 12, 2013**

**PRINCETON MONUMENT HALL – MULTIPURPOSE ROOM
Princeton, NJ**

PRESENT: Julie Capozzoli, Wanda Gunning, Bernie Miller, Gail Ullman, Cecilia Birge

ABSENT: Jenny Crumiller, Julie Nachamkin, Timothy Quinn, Mildred Trotman

ALSO PRESENT: Gerald Muller, Board Attorney; Lee Solow, Director of Planning; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer

Chairperson Gunning opened the meeting at 10:10 am, acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was given on August 8, 2013.

ANNOUNCEMENTS: No announcements

FINDINGS OF FACT

- a) FOUNTAIN RIDGE, LLC – 6/20/13
Modification to Major Site Plan
Bunn Drive; Block 4301, Lots 3 & 4; Block 4401, Lots 1 & 2
File # P1313-051PD

Motion was made by Mr. Miller to adopt the findings, seconded by Mrs. Ullman and carried with a voice vote of four ayes among those members eligible to vote. No one opposed. No one abstained. Board members questioned the status of the transformer location. Mr. West advised that the transformers will be placed 50 feet away from the building. Questions were also raised regarding the utility placement. Mr. West informed the Board that the proposed change did not work so the applicant will comply with its original approval.

- b) AVALONBAY COMMUNITIES, INC. – 7/25/13
Major Site Plan w/variances
Witherspoon Street; Block 21.02, Lot 1; Block 7101, Lots 8-14
File #P1313-047P

Prior to the adoption, Mr. Muller reviewed changes to the document (some grammatical and others provided clarification as to what took place at the hearing). All of the changes proposed were accepted by the Board. Motion was made by Mr. Miller to accept the findings as amended, seconded by Ms. Ullman and carried with the following roll call vote:

FOR: Capozzoli, Miller, Ullman, Gunning

AGAINST: No one

ABSTAIN: No one

MINUTES

a) Regular Meeting – 6/6/13. Motion was made by Ms. Capozzoli to accept the minutes as distributed, seconded by Mrs. Ullman and carried with a voice of four ayes among those members eligible to vote. No one opposed. No one abstained.

Motion was made by Mr. Miller and seconded by Ms. Capozzoli to adjourn. Meeting adjourned at 10:30 am.

Respectfully submitted,

Dated: 8/12/13

Ilene Cutroneo, Secretary
PLANNING BOARD OF PRINCETON

Adopted: 9/19/13

Wanda S. Gunning, Chair
PLANNING BOARD OF PRINCETON