

PRINCETON PLANNING BOARD
MINUTES OF THE REGULAR MEETING

Thursday, April 7, 2016
PRINCETON – Main Meeting Room
Princeton, NJ

PRESENT: Cecilia Birge, Julie Capozzoli, David Cohen, Jenny Crumiller, Wanda Gunning, Liz Lempert, Fern Spruill, Gail Ullman

ALTERNATES: Timothy Quinn, Dwaine Williamson

ABSENT: Mildred Trotman

ALSO PRESENT: Allen Porter, Esq., Board Attorney; Lee Solow, Planning Director; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer

Chairperson Gunning called the meeting to order at 7:35 p.m., acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was issued on November 5, 2015 and December 9, 2015.

MINUTES:

a) Regular Meeting – July 9, 2015. Motion was made by Mrs. Ullman to accept the minutes, seconded by Ms. Crumiller and carried with a voice vote of eight votes among those members eligible to vote. No one opposed. No one abstained.

b) Special Meeting – September 10, 2015. Motion was made by Ms. Crumiller to accept the minutes, seconded by Ms. Capozzoli and carried with a voice vote of nine ayes among those members eligible to vote. No one opposed. No one abstained.

DISCUSSION:

- a) Request for zone change – Lanwin Development Corp
725 & 823 Herrontown/915 Mt. Lucas
Block 1001, Lots 1,2,14
File #P1616-332ZC

Mr. Solow was sworn in and provided the Board with an overview of the property owner's request. The property is 90.62 acres in area and is primarily located in the R-A zone which permits single family homes on 4 acre lots. The site has steep slopes and other environmental constraints, but the applicant is able to provide a complying subdivision of 20 lots under the current zoning. The current cluster zoning ordinance can provide 27 residential lots.

A request was made by the property owner to the governing body seeking a zoning amendment which would allow clustering of the lots, with a lot size of 25,000 sf. The site would

yield 30 lots under the revised zoning. Also proposed was a dedication of a three acre parcel along Mount Lucas Road to the municipality for a future affordable housing sight. This cluster proposal would preserve approximately 70% of the tract (64.25 acres). The applicant is also proposing a 100 foot buffer from the eastern neighboring lots and a 250 foot buffer from Herrontown Road.

Thomas Letizia, Esq., was sworn in and appeared on behalf of the property owner. Present for the property owners were: Bryce Thompson, Jr.; Lisa Thompson, Laura Haynes VP Thompson Management; Martin Katz and Geoff Brown, PE. The representatives were sworn in and made the request using a PowerPoint presentation. Testimony was presented that the proposed zone change would provide preservation of 70% of the tract as open space and would work with the staff to provide a buffering options. Mr. Letizia advised that if there is a consensus among Board members the property owner would work with the staff to relocated the isolated lot to make it part of the cluster development.

Mr. Cohen questioned why the existing cluster ordinance does not meet the property owner's needs. Mr. Letizia advised that the cluster ordinance requires 3 acres of public recreation with active walkways which very costly to develop. Mr. Solow added that the parcel is not the best to provide active recreation and the town has a goal to provide affordable housing. Mr. Letizia added that the new plan provides greater buffers with an as of right cluster.

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

Valerie Haynes, Advisory Committee from Princeton Community Housing, was sworn in and felt the Board should listen to the proposal by the property owner as this provides an opportunity to meet the overall goals of the Princeton Community.

Steven Jardin, Herrontown Lane, was sworn in and spoke against the proposal stating that a 100 foot setback is not sufficient. Mr. Jardin stated that the site can be redesigned to push the development further into the property to provide a more substantial setback.

William Howarth, Herrontown Lane, was sworn in and spoke against the proposal raising concerns about run off and the site's steep slopes. He requested that a 300 foot setback be provided along with a sufficient landscape buffer.

Joe Allegro, address not provided but stated he owns the parcel to the rear of the property, was sworn in and spoke of concerns regarding run off and flooding.

Wayne Barber, 153 Herrontown Lane, was sworn in and stated that he wants the same setbacks as required from the development along Blue Spring Road.

Todd Beresi, Esq., was sworn in and appeared on behalf of two Montgomery Homeowners Associations expressing concern regarding the impact of flooding on the Montgomery properties.

Kip Cherry, Dempsey Avenue, was sworn in and stated that the Board should review the environmental impact prior to any decisions being made on changing the zoning.

Scott (last name not audible), was sworn in, residing in Montgomery Hills, spoke of water runoff and drainage.

Anne Matthews, Herrontown Lane was sworn in and spoke of concerns regarding runoff, standing water and road damage.

Bill Vogt, Herrontown Lane, was sworn in and questioned whether sewers are proposed.

Unidentified person residing on Herrontown Road was sworn in and spoke of concerns of additional traffic and accidents.

Ann Statiamarty, Herrontown Lane was sworn in and stated that she wanted to see the parcel preserved as open space.

Wendy Mager, Friends of Princeton Open Space, was sworn in and stated she supported the zoning amendment as being discussed and asked that public access be provided to the open space.

Tyler Nicotti, address not provided, was sworn in and stated that the proposed site for the affordable housing had no transportation access and paths were not provided from Mount Lucas to the open space area.

Hearing no further comments, the public portion was closed. Ms. Birge requested that the affordable units be dispersed throughout the entire development not just on the parcel along Mount Lucas Road. Mr. Solow recommended that the request be sent to ZARC for work session to discuss some of the issues raised. The consensus of the Board agreed that ZARC should work on the issues.

Meeting recessed at 9:00 pm and resumed at 9:10 pm with the following in attendance:

PRESENT: Cecilia Birge, Julie Capozzoli, David Cohen, Jenny Crumiller, Wanda Gunning, Liz Lempert, Fern Spruill, Gail Ullman

ALTERNATES: Timothy Quinn, Dwaine Williamson

ABSENT: Mildred Trotman

ALSO PRESENT: Karen Cayci, Esq., Special Counsel; Lee Solow, Planning Director; Ilene Cutroneo, Board Secretary; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer

Prior to the start of the discussion Ms. Birge and Ms. Spruill recused themselves, advising that one resides in the proposed district and the other resides within 200 feet of the proposed district.

b) Ordinance Referral – Witherspoon Jackson Historic District. Mr. Solow was sworn in and provided the Board with an overview of the ordinance referral. Mr. Solow advised that Princeton Council forwarded an ordinance to create the Witherspoon-Jackson Historic District. The Master Plan recommended that this area be designated as a historic district. A study prepared by Wise Preservation Planning identified the historic buildings and boundaries of the district. It is noted that not all parcels recommended were included in the district. Mr. Solow advised the Board is to review the proposed ordinance and advise whether it is consistent with the Master Plan.

Mrs. Ullman questioned how review of properties in the historic districts are determined. Mr. Solow advised that traditionally the review by HPC is needed when it is visible from public roads. Ms. Capozzoli added that ordinary maintenance does not require a hearing or application. Mrs. Ullman questioned why this district doesn't have design standards to provide guidance to the homeowners. Ms. Capozzoli responded by saying that HPC uses the Department of Interior Standards for review of the existing 19 districts and HPC will use the same process with this district.

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

Shirley Satterfield, address not provided, was sworn in and discussed the need to preserve this area.

Kip Cherry, address not provided, was sworn in and stated that the Griggs corner strips should be included and wants the original boundary as recommended by HPC to be adopted, expressing concerns regarding the removal of the buildings owned by the Packet from the district.

Joshua Zinder, Moore Street, was sworn in and stated that he supports the district but questioned a maintenance review of slate roofs. He stated that slate is no longer affordable and could it be changed and added that without specific guidelines there will be confusion among property owners. Ms. Capozzoli advised any change of material would require an application and determined on a case by case basis.

Jim Banks, address not provided, was sworn in and spoke in support of the designation. Mr. Banks read a letter which requested that existing structures be permitted to be built to new building and energy standards but look the same as the old structure.

Daniel Harris, address not provided was sworn in and spoke against the removal of the Packet buildings and any exclusions from the original HPC recommendation.

John Heilner, address not provided, was sworn in and stated that no additional parcels should be removed from the district.

Yina Moore, Green Street, was sworn in and spoke in favor of the designation and that the original boundaries as recommended by HPC should be used. Ms. Moore also requested that changes be made to the zoning that support the character of the neighborhood.

Hearing no further comments, the public portion was closed. Ms. Cayci advised that the Board should determine whether the ordinance referral is consistent with the Princeton Master Plan. Mayor Lempert thanked those who came out to support the ordinance, noting it was a long process and an unexpected outcome of consolidation benefiting one community.

Ms. Crumiller questioned if the ordinance can be amended to include the parcels that were omitted. Ms. Cayci advised that the change would probably be substantive and therefore would require Princeton to re-notice and reintroduce.

Motion was made by Ms. Capozzoli to find the ordinance as referred to be consistent with the Master Plan and should be adopted by Princeton Council. The motion was seconded by Mr. Cohen and carried with a voice vote of nine ayes. No one opposed. No one abstained.

Motion was made by Mr. Cohen to adjourn, seconded by Mayor Lempert. Meeting was adjourned at 10:30 pm.

Respectfully submitted,

Dated: 10/31/16

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 12/8/16

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD