

**PRINCETON PLANNING BOARD**  
**MINUTES OF THE REGULAR MEETING**

**Thursday, June 16, 2016**  
**PRINCETON – Main Meeting Room**  
**Princeton, NJ**

**PRESENT:** Cecilia Birge, Julie Capozzoli, David Cohen, Jenny Crumiller, Wanda Gunning, Mildred Trotman, Gail Ullman

**ALTERNATES:** Timothy Quinn, Dwaine Williamson

**ABSENT:** Liz Lempert, Fern Spruill

**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.

**ANNOUNCEMENTS:** Mrs. Gunning reminded the Board that Looney Ricks Kiss was making its presentation for improvements along Nassau Street on Saturday, June 18 and the Board was invited to attend.

**FINDINGS OF FACT**

- a) GRANT HOMES CLEVELAND, LLC – 3/22/16  
Minor Subdivision  
75 Cleveland Lane, Block 4.01, Lot 5  
File # P1616-317MS

Motion was made by Mr. Quinn, seconded by Ms. Capozzoli and carried with a voice vote of three ayes among those members eligible to vote. No one opposed. No one abstained.

- b) SNOWDEN DEVELOPMENT, LLC – 2/18/16  
Prelim/Final Major Subdivision & Site Plan  
Snowden Lane; Block 3001, Lots 1 & 2  
File #P1515-191SPFD & P1515-191PD

Motion was made by Mr. Quinn, seconded by Mrs. Trotman and carried with a voice vote of eight ayes among those members eligible to vote. No one opposed. No one abstained.

## **MINUTES**

- a) Regular Meeting – October 1, 2015. Motion was made by Ms. Crumiller to accept the minutes, seconded by Ms. Capozzoli and carried with a voice vote of seven ayes among those members eligible to vote. No one opposed. No one abstained.
- b) Subdivision Meeting – February 16, 2016. Motion was made by Mr. Quinn, seconded by Mr. Williamson and carried with a voice vote of three ayes among those members eligible to vote. No one opposed. No one abstained.

## **HEARINGS:**

- a) **CHRISTIAN UNION**  
Minor Site Plan w/conditional use & variance  
19 Vandeventer Avenue; Block 28.02, Lot 26  
File #P1616-326P/CO

Mr. Solow was sworn in and provided the Board with background on the site and an overview of the application. Using sheet 2 (exhibit PB1), Mr. Solow advised that the property has been the subject of a site plan development and minor subdivision. In April of this year, the Board approved the two lot minor subdivision, which created the parcel for the dwelling on 19 Vandeventer. The applicant is seeking minor site plan with conditional use approval to convert the residence into not-for-profit office use for Christian Union. The application materials indicate that Christian Union is a nonprofit organization which proposes to serve Princeton University students by providing Christian ministry. Mr. Solow reviewed the SPRAB comments requesting revisions to the parking, landscaping and sign. Also reviewed was HPC's comments requesting a reduction in the size of the sign and change in its placement as well as providing native plantings. Mr. West and Mr. Bridger were sworn in at this time. Mr. West advised that the applicant proposes a redesign of the parking based upon the SPRAB report.

Steven Griegel, Esq., represented the applicant. Laurie Bench, Vice President of Operations provided the Board with an overview of Christian Union at its current location at 240 Nassau Street. Ms. Bench advised that the Vandeventer location would be used as a ministry center (as described in exhibit A1 from the Princeton University website) as it provides easy accessibility from the University to this facility. In response to questions regarding the number of people utilizing the facility, Ms. Bench advised that the facility would not be open later than 9 pm during the week, no late night activities are proposed, no alcohol is permitted and only one or two times yearly would large groups gather at the Vandeventer property. Ms. Bench stated that the actual occupancy will be in the range of 10 to 15 people at any one time, except for periodic events. It was noted that the number of employees average eight to ten, where most walk or bike and currently only one employee drives. Testimony was presented that Christian Union offers a salary bonus if employees live within walking distance. Board members questioned whether the

amount of activity with students arriving and leaving throughout the day and into the evening will impact the neighborhood in an adverse way or be detrimental to the neighboring properties. Ms. Bench replied that given the limited number of employees and the walkable accessibility of the facility, it was felt that three parking spaces would meet the needs of the applicant.

James Chmielak, PE was sworn and reviewed the application using a PowerPoint presentation marked as exhibit A2. Testimony was presented that no exterior changes were proposed. Using exhibit A2, Mr. Chmielak reviewed the site layout, parking and landscaping plan. It was Mr. Chmielak's position that the application complies with the conditional use standards and will not have any impact on the environment. He presented a reduced sized sign, noting it was 40% smaller than the original sign, stating the size is needed for adequate identification of the site. Mr. Chmielak stated that the applicant would comply with the engineering report.

A question was raised regarding the sign's naming of Robert Melrose. Mr. Chmielak advised that a signification donation was made by his family in his memory. Numerous concerns were raised by Board members over the sign's size, color and reason for the specific location. Board members felt given the testimony regarding the close proximity of the facility to the University and that students will access the site by walking, a smaller sign should be provided.

The Board questioned what is the status of the approval should the property be sold. Mr. Solow advised that the Board could impose a condition that any change of use, other than residential would require the request to return to the Planning Board.

Chairperson Gunning opened the hearing to comments from the public at this time.

Robert Powell, Vandeventer Avenue, was sworn in and spoke against the application stating that the use will increase the intensity of the residential neighborhood. He expressed concern regarding the number of students which may use the facility, the number of employees for the site and that the applicant did not provide the full details of the operation.

John Galasso, address not provided; Archibald Reid, address not provided; Robin Reich (owner of the property) were sworn in and spoke in support of the application.

John Neal, 30 Vandeventer, Jenny Mischner, Park Place; Jim Peterson, 15 Vandeventer; Ava (last name not audible), Vandeventer; Tom Pinneo, address not provided; Susan Friedman, 39 Vandeventer; Tina Clement, 13 Vandeventer; Galina Peterson, Vandeventer were sworn in and spoke against the application citing a loss of the residential community, insufficient parking being provided, signage too large and not needed, property being removed from the tax rolls, type of proposed use, misrepresentation by the applicant.

John McGoldrich, Vandeventer, was sworn in and also spoke regarding the intensity of the proposed use. Mr. McGoldrich stated that the applicant omitted the actual mission of the

organization and that the Board should find that the applicant does not meet the conditional use standards.

Name not audible and address not provided was sworn in spoke against the application stating that the applicant is a training center creating Christian leaders for government.

Ann Studholme, Madison Street and Marina Rubina, address not provided, were sworn in to speak against the project citing violations of the code requirements for this type of use and the amount of people at the location at any given time.

Lietta Kahn, address not provided, was sworn in and spoke of the neighborhood being in transition and objected to the applicant's proposed sign.

Hearing no further comments, the public portion was closed. Several Board members continued to discuss whether the application met the conditional use standards. Some Board members also expressed concern with the limited parking being provided, the inability to know whether the three spaces are adequate for the site and can three spaces be supported when the site originally used 10 spaces on a larger lot. Also discussed was the proposed sign, the Board members felt that as proposed, it was out of character with the neighborhood and too large and intrusive. An issue was raised if the applicant would provide payment in lieu of taxes. Ms. Bench advised that the applicant was not in a position to respond to the question at the meeting. Mr. Porter added that taxes are not within the Board's purview to approve or deny an application.

Motion was made by Mrs. Ullman to approve the application and conditions as discussed except for the sign. The motion was seconded by Ms. Capozzoli and carried with the following roll call vote:

FOR: Capozzoli, Cohen, Trotman, Ullman, Gunning, Williamson

AGAINST: Birge, Crumiller, Quinn

ABSTAIN: No one

Motion was made by Mrs. Ullman to deny the sign, seconded by Mr. Quinn and carried with the following roll call vote:

FOR: Birge, Capozzoli, Cohen, Crumiller, Trotman, Ullman, Gunning, Quinn, Williamson

AGAINST: No one

ABSTAIN: No one

- b) INSTITUTE FOR ADVANCED STUDY  
Minor Site Plan – Appeal of 5/11/16 SPRAB approval  
Einstein Drive; Block 10501, Lot 1.03  
File #P1616-314PM

Mr. Solow was sworn in and provided the Board with an overview of the application. Using sheet CE2 (marked as PB1), Mr. Solow advised that the applicant received approval from SPRAB to construct 3,400 square foot underground space to provide additional dry and refrigerated storage, upgrading the loading area and storage dock and providing additional landscaping. As part of the approval process, the applicant was required to provide public notice about the approval. Several neighbors filed an objection to the approval which requires the Planning Board to schedule a hearing on the application.

Christopher Tarr, Esq., was sworn in and appeared on behalf of the applicant. Mr. Tarr asked that his witnesses be sworn in at this time – Thomas O'Shea, PE, Brian Stevens, architect for the project and William Grip, Chief Facilities Officer for IAS. A PowerPoint presentation, marked as exhibit A1, was used to review the application with the Board. Mr. Stevens discussed the changes proposed to upgrade the aging kitchen facility bringing it up to code along with the improvements to the loading area and elevator. Mr. O'Shea's slides addressed the landscaping and engineering issues of the application and discussed the pathways and lighting proposed as part of the site plan. Mr. O'Shea advised that the area of disturbance was under the required square footage to require stormwater management.

Mr. Grip discussed with the Board the circulation and traffic patterns regarding vehicles working on a different IAS project. Mr. Grip advised that the traffic route had been changed after receiving complaints from neighbors and worked with the Princeton's Traffic Safety Officer, Sgt. Thomas Murray, on the safest and alternate routes for construction vehicles. A slide with a memorandum from Sgt. Murray was displayed and identified the vehicles to utilize Maxwell Drive and those to use Olden Lane.

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

Andrew Sutphin, 37 Olden Lane was sworn in and questioned why the applicant is not using its private road to have larger vehicles access the site.

Blaise Santianni, address not provided, was sworn in and spoke in favor of the application stating that the applicant has the right to improve and enlarge its space.

Deepak Jain, Battle Road; Steve Anderson, Springdale Road were sworn in and both requested that Maxwell Lane handle the construction traffic.

Lisa Serieyssol, address not provided, was sworn in and spoke against the application, stating that the rerouting of the trucks is not maintained and wants the meeting postponed to be continued to another date.

Several members supported the request for continuing the application. Mrs. Trotman stated that she did not feel it was necessary for the matter to be continued. A consensus of the

Board supported a continuance of the application to the July 14 agenda. No further notice would be required. Mr. Tarr granted the Board an extension on its time to act until July 15, 2016.

Motion was made by Mrs. Trotman to adjourn, seconded by Mr. Cohen. Meeting was adjourned at 11:35 pm.

Respectfully submitted,

Dated: 11/28/16

Ilene Cutroneo, Board Secretary  
PRINCETON PLANNING BOARD

Approved: 4/20/17

Wanda Gunning, Chairperson  
PRINCETON PLANNING BOARD

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