

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

**Thursday, July 14, 2016**  
**PRINCETON – Main Meeting Room**  
**Princeton, NJ**

**PRESENT:** Julie Capozzoli, David Cohen, Jenny Crumiller, Wanda Gunning, Liz Lempert, Fern Spruill, Mildred Trotman, Gail Ullman

**ABSENT:** Cecilia Birge, Timothy Quinn, Dwaine Williamson

**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:** Chairperson Gunning announced that the AvalonBay application would not be heard at this meeting and would be carried to the September 15 Planning Board agenda. Mrs. Gunning also advised that the Master Plan Committee would be meeting on July 27 at 9:30 am to continue its review of the Circulation Element amendment for the Bike Plan.

**FINDINGS OF FACT**

- a) **WEI-CHI CHEN & I-CHEN MEI – 5/5/16**  
Minor Subdivision w/variances  
47 Marion Road East; Block 4703, Lot 45  
File #P1515-288MS

Motion was made by Mrs. Ullman to adopt the findings, seconded by Mrs. Trotman and carried with a voice vote of five ayes among those members eligible to vote. No one opposed. No one abstained.

- b) **ZIAD & NADA HADAYA – 4/21/16**  
Minor Subdivision - Denial  
289 Jefferson Road; Block 7009, Lot 3  
File # P1515-299MS

Prior to the vote, Mr. Porter reviewed with the Board, section 19-71 from the Cox & Koenig Zoning & Land Use Law Book on the effect of the Board's adoption of the findings. Motion was made by Mayor Lempert to adopt the findings, seconded by Ms. Capozzoli. The motion carried with the voice vote of five ayes among those members eligible to vote. No one opposed. No one abstained.

- c) **PROFESSIONAL SERVICE AGREEMENT – Karen Cayci, Esq.**  
Appeal: Princeton Battlefield Area Preservation Society vs Princeton Planning Board  
Motion was made by Ms. Capozzoli, seconded by Mr. Cohen and carried with a voice vote of nine ayes. No one opposed. No one abstained.
- d) **CHRISTIAN UNION – 6/16/16**  
Minor Site Plan w/conditional use & fixed parking approval  
Denial of sign variance  
19 Vandeventer Avenue; Block 28.02, Lot 26  
File #P1616-326P/CO

Prior to the vote Mr. Porter acknowledged that Mr. Powell, Mr. McGoldrich and Ms. Studholme sent letters to him challenging the action of the Board and asking that the Board reopen the hearing so that the Board could reconsider its vote. Mr. Porter advised that the public portion for the application has been closed and that if there was an objection to the Board's decision an appeal to the courts would be the appropriate process. Mr. Powell and Mr. McGoldrich were present requesting that they be permitted to address the Board. Mr. Porter advised the Board that no further public comment should be considered keeping in mind the applicant and property owner's rights in the application process.

Mrs. Trotman asked if additional information can be requested as an added condition. Mr. Porter advised that the Board cannot impose a condition that was contrary to the vote taken. Chairperson Gunning requested that additional language be provided in condition (I) to require a yearly report to the municipality advising of the parking issues. Mrs. Ullman added that the Board accepted the applicant's testimony and is only requesting a report that is similar to the one provided by the University on its parking. Mr. Porter advised that the additional language would be voted on at a future meeting [This additional language was adopted by the Board on 8/4/16.]. Two separate votes were taken on the findings:

Site Plan/Conditional Use approval:

Motion was made by Mrs. Ullman to approve the site plan/conditional use portion of the findings, seconded by Mr. Cohen and carried with a voice vote of five ayes among those members eligible to vote. No one opposed. No one abstained.

Denial of Sign Variance:

Motion was made by Ms. Capozzoli to deny the sign variance, seconded by Mrs. Trotman and carried with the following voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.

**MINUTES:**

- a) Regular Meeting – October 15, 2015. Motion was made by Mrs. Ullman to accept the minutes, seconded by Ms. Crumiller and carried with a voice vote of six ayes among those members eligible to vote. No one opposed. No one abstained.

- b) Regular Meeting – November 5, 2015. Motion was made by Ms. Crumiller to accept the minutes, seconded by Ms. Capozzoli and carried with a voice vote of five ayes among those members eligible to vote.
- c) Subdivision Meeting – March 22, 2016. Motion was made by Ms. Capozzoli to accept the minutes, seconded by Mrs. Gunning and carried with a voice vote of two ayes among those members eligible to vote. No one opposed. No one abstained.
- d) Regular Meeting – January 21, 2016. Ms. Crumiller advised that the header of the minutes should be corrected to reflect Princeton, not the Township of Princeton. Motion was made by Ms. Crumiller to accept the minutes as amended, seconded by Mrs. Trotman and carried with a voice vote of seven ayes. No one opposed. No one abstained.

**HEARINGS:**

Prior to the start of the application Mayor Lempert and Ms. Spruill recused themselves advising that they were not present at the June meeting.

- a) INSTITUTE FOR ADVANCED STUDY – continued from 6/16/16  
Minor Site Plan – Appeal of 5/11/16 SPRAB approval  
Einstein Drive; Block 10501, Lot 1.03  
File #P1616-314PM

Mr. Tarr, previously sworn, advised the Board that the applicant met with the neighbors. Mr. Gripp added that two meetings were held and the invitations (exhibit A2) were hand delivered. Sgt. Murray and IAS' public safety officers were in attendance at the meeting with the neighbors. The traffic movements were reviewed and the applicant advised that modifications will be made to Maxwell Lane entrance to provide for additional utilization by construction vehicles, reducing as much of the construction traffic on Olden Lane. Mr. Gripp also advised that IAS would purchase two speed monitors for Olden Lane and would accept this as a condition of approval.

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

Lisa Serriysol, Olden Lane, previously sworn, advised that Hal Simoff was hired as a traffic engineer for the neighborhood and has recommendations to improve the commercial traffic. Mr. Simoff, identified himself as a PE/PP licensed in New Jersey, was sworn in and accepted as a witness. Mr. Simoff reviewed his memorandum, marked as exhibit O1, noting that the application does not qualify as a minor site plan and that all truck access should be restricted to Maxwell Lane. Mr. Simoff stated that the applicant's traffic patterns are inconsistent with the Circulation Element of the Master Plan. He also stated that all deliveries should be done using Einstein Drive and weight restrictions must be enforced. Mr. Simoff stated that a traffic study should be done for this application before any approval is granted.

The Board discussed the concerns raised by Mr. Simoff and the responsibilities of the applicant. It was noted that Mercer Road is municipal with a truck weight limit. It was also noted that the intersections of Route 206 and Lovers Lane is a more manageable intersections for large trucks. Mr. West advised that he met with the applicant in the field and discussed a preliminary design to improve the access into Maxwell Lane (for most trucks) from Mercer Street. He stated that the changes will be done in two phases – the first to remove the curb, install gravel and monitor the traffic for a year. This will determine the size trucks can use the Maxwell Lane access. Once evaluated a permanent change will be made with paving and curbs. Questions still were raised regarding large vehicle access and Mr. West reminded the Board of the constraints due to the reconstruction of the bridge over the Stony Brook.

In view of Mr. Simoff's testimony as to this not being a minor site plan, Mr. Porter asked Mr. West to explain the classification process for site plans. Mr. West advised that SPRAB will make the determination of major or minor, noting that the improvements as part of this application are smaller than most single family homes being constructed. Mr. West also advised that Sgt. Murray felt that trucks leaving the site should be using Olden Lane because of the signalized intersection. Mr. Porter noted that IAS cannot control trucks not affiliated with IAS.

William Sutphin, Jefferson Road, was sworn in and stated that the site distances at Mercer/Olden intersection are not adequate and should be addressed. He also questioned how the road restrictions will be conveyed to drivers.

Kip Cherry, Dempsey Avenue, was sworn in and supported the previous comments that the expansion needs additional study.

Lisa Serieyssol, questioned how the limitation on truck traffic will be enforced and stated that before this is approved a traffic study of the neighborhood needs to be done. She also expressed concern regarding the noise level of the elevator.

Hearing no further comments, the public portion was closed. Board members continued to discuss the circulation issues. Mr. Cohen indicated that he did not believe that any truck traffic needs to use Olden to access the site. Mr. Tarr and Mr. West reminded the Board that Sgt. Murray raised specific concerns about oversized vehicle turning movements, noting that most truck traffic can be eliminated from Olden Lane but not all. Board members questioned how the truck drivers will know about the Olden Lane restrictions. Mr. Tarr advised that the contractor for the job will include language in all contracts regarding vehicular obligations, establishing weekly management meetings and penalties will be in place if there is a violation of the agreement.

Mr. Porter questioned if the new elevator will be quieter than the existing one. Mr. Cohen stated that the applicant can provide an extra treatment to the concrete retaining wall to act as a diffuser. Mr. Tarr advised that the applicant would work with staff on this issue.

Motion was made by Mr. Cohen to approve the minor site plan with conditions as determined in the staff and advisory reports as well as those items discussed during the hearing (addressing elevator noise level, traffic improvements to Maxwell Lane to be reviewed by staff and shared with Mr. Simoff). The motion was seconded by Mrs. Trotman and carried with the following roll call vote:

FOR: Capozzoli, Cohen, Crumiller, Trotman, Ullman, Gunning  
AGAINST: No one  
ABSTAIN: No one

Meeting recessed at 10:00 pm and resumed at 10:10 pm. Mayor Lempert and Ms. Spruill rejoined the meeting at this time.

**DISCUSSION:**

a) Capital Improvement Review – Mary Moss Park

Mr. Solow was sworn in and advised that Princeton received a Mercer County at Play Grant to reconstruct Mary Moss Park. In addition, the municipality recently acquired adjoining properties (Block 15.02, Lots 71 & 72) and entered into an agreement with the Housing Authority to utilize lots 37 and 38. With the exception of Lot 71, the property will be used for the park. The concept plan proposes the following improvements: replacement of existing wading pool with a spray ground; accessible walking path around the perimeter of the park; new shelter shade canopy and seating areas; additional hard and grass surfaces; expanded play equipment areas; recreation maintenance & storage areas; historical & cultural homage to Mary Moss. Staff's review of the plan noted that bike racks were not provided and recommended that they be incorporated into the plan. It was also noted that the Housing Authority did not want direct access to the park. Mr. Solow advised that the role of the Board is to review the plan and report back to Council if it is in compliance with the Master Plan. Board members questioned the hours of operation, how is the parking addressed and why the Housing Authority requested limited access.

Ben Stentz, Recreation Director, was sworn in and advised that the hours of operation for the park are dusk to dawn. Mr. Stentz advised that the gate currently at the rear of the park has been creating problems for the Clay Street residences and the Housing Authority requested the limited access. It was noted that there is access from John Street. Mr. Stentz advised that the Recreation Board will work with the neighbors regarding the signage and information about Mary Moss, noting the limited area to display information.

Deanna Stockton, Municipal Engineer, was sworn in and advised that traffic improvements are being considered for John Street at Lytle. Hearing no further comments from the Board, motion was made by Mrs. Trotman to endorse the proposed park, finding it consistent with the Master Plan. The motion was seconded by Ms. Spruill and carried with the following roll call vote:

FOR: Capozzoli, Cohen, Crumiller, Lempert, Spruill, Trotman, Ullman, Gunning

AGAINST: No one

ABSTAIN: No one

Motion to adjourn was made by Mrs. Trotman and seconded by Ms. Spruill. Meeting was adjourned at 10:30 pm.

Respectfully submitted,

Dated: 1/13/17

Ilene Cutroneo, Board Secretary  
PRINCETON PLANNING BOARD

Approved: 2/16/17

Wanda Gunning, Chairperson  
PRINCETON PLANNING BOARD