

PRINCETON PLANNING BOARD

MINUTES OF THE REGULAR MEETING

Thursday, December 1, 2016

**PRINCETON – Witherspoon Hall – Main Meeting Room
Princeton, NJ**

PRESENT: David Cohen, Jenny Crumiller, Wanda Gunning, Mildred Trotman, Gail Ullman

ALTERNATES: Timothy Quinn

ABSENT: Julie Capozzoli, Cecilia Birge, Liz Lempert, Fern Spruill, 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.

RESOLUTION

a) 2017 Annual Calendar. Motion was made by Mrs. Trotman, seconded by Mrs. Ullman to accept the resolution and carried with a voice vote of nine ayes. No one opposed. No one abstained.

MINUTES

a) Regular Meeting – March 17, 2016. Motion was made by Ms. Crumiller to accept the minutes, seconded by Mrs. Ullman and carried with a voice vote of seven ayes among those members eligible to vote. No one opposed. No one abstained.

DISCUSSION

a) Request for Zone Change – Lanwin Properties. Mr. Solow advised that the request has appeared before the Planning Board and the Zoning Amendment Review Committee (ZARC) several times over the past year. At the last ZARC meeting, the Committee requested the applicant obtain an LOI prior to proceeding with the zone change discussion. The applicant has modified the 30 lot proposal based upon the recent LOI, noting that the site can comply with the current cluster ordinance without any change. Mr. Solow advised that the only change being reviewed is an amendment to the cluster ordinance to permit an affordable housing bonus.

Thomas Letizia, Esq., appeared on behalf of the property owner and stated that the request began over a year ago before Princeton Council.

Chairperson Gunning opened the discussion to members of the public at this time.

Mike Pissaro, Stony Brook Millstone Watershed, spoke in support of the proposed cluster amendment and the design provides the best environmental protection for the site. Ms. Crumiller questioned if a four acre development was more environmental safe than the smaller cluster lot proposal. Mr. Pissaro disagreed citing that more open space would be made available with the proposed option.

Wendy Mager, Cherry Hill Road and a member of Friends of Princeton Open Space supported the amendment stating that it provides a large amount of open space and keeps development away from the area with mature trees.

Sophie Glovier, Drakes Corner Road spoke in support of the ordinance amendment as it is the most effective use to protect the wetlands.

Steven Jardin, Herrontown Lane stated that the placement of the proposed dwellings were too close to the residential neighborhood and wants the setback increased to 300 feet.

Will Howarth, Herrontown Lane stated that the information presented by the property owner has incorrect information and is not up to date. Mr. Howard requested that major soil testing and remediation be done on the land and that the development should provide a 300 foot setback from the residential neighborhood.

Anne Matthews, Herrontown Lane also repeated many of Mr. Howarth's comments that the information is not correct and needs to be updated. Ms. Matthews stated that the site is not appropriate for a cluster development and will create permanent damage to the neighbors on the eastern side. She also asked for a heavy buffer plantings between the Lanwin development and the Herrontown Lane development. She also stated that that the location proposed for the affordable housing is not appropriate.

Hearing no further comments, the public portion was closed. Mrs. Ullman supported the amendment noting that it allows the land owner to preserve a sizeable amount of land, provides affordable housing and still build its development. Ms. Crumiller stated that the buffer should be increased in response to the neighbor's request. Mr. Letizia responded that the Herrontown Lane development is less than 100 feet from the tract and to comply would push the homes deeper into the site creating disturbance in environmentally sensitive areas. Mrs. Gunning and Mr. Cohen supported the request for the cluster amendment, noting that concerns being raised by neighbors could be addressed during the site plan review.

Motion was made Mr. Cohen to endorse the ordinance amendment, finding it consistent with the master plan. The motion was seconded by Mrs. Trotman and carried with the following roll call vote:

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

HEARINGS:

- a) CHARLES YEDLIN – continued from 10/20/16
Prelim/Final Major Site Plan w/variances
900 Herrontown Road; Block 901, Lot 21
File #P1616-328P

The Board's professionals (Mr. Solow, Mr. West and Mr. Bridger) and the applicant and its professionals (Mr. Letizia, Mr. Chmielak and Mr. Yedlin) were sworn in by Mr. Porter.

Mr. Solow reviewed the joint report from Planning/Engineering/Zoning based upon the changes made to the application based upon the issue regarding a setback variances which was raised at the October 20 hearing. Using exhibit PB3, the plan shows that the applicant is proposing to shift the building and parking lot approximately 20 feet north with a 40 foot landscape buffer on the applicant's property and a 10' landscape buffer on the Old Orchard property. It was also noted that the changes requested by staff from the earlier reports were addressed by the applicant. Conditions of approval recommended by staff included that the Landscape Committee meet onsite with the Old Orchard neighbors to review the proposed plan, final drainage plans will be submitted for review, the applicant will post the performance bond and maintenance guarantee including the landscaping for a four year period to ensure that the plantings are established.

Mr. Cohen commented that the amendment shown was a concept and he felt that it should return to the Board fully engineered. Mr. West advised that the plan is fully engineered and major items from the initial submission were not changed. The applicant will still have to comply with the staff requests. Mr. Porter advised that the Board has in the past required modifications that the Board did not see, but allowed the staff to review for the modifications compliance.

Mr. Letizia provided the Board with a letter from the Old Orchard Homeowner's Association for the installation and maintenance of the buffer (marked as A2). Mr. Chmielak reviewed the changes to the plan using a PowerPoint marked as exhibit A3. Mr. Cohen asked for the additional sidewalk access and bicycle parking placement as requested in October.

Mr. Yedlin reviewed alternative façade designs (exhibit A4) as he is seeking flexibility in providing options to prospective tenants.

Chairperson Gunning opened the public portion at this time.

Carl Peters, previously sworn, advising he is representing 11 Orchard Lane advised that he met with the applicant and the proposed changes are acceptable to his client.

Matt Weiner, Orchard Lane, was sworn in and advised that he was also working with the applicant to enhance buffer.

Hearing no further comments, the public portion was closed. Mr. Porter stated that the applicant is seeking preliminary and final major site plan approval with the variances as were

discussed. The approval is subject to the conditions as presented the staff reports and discussed during the meeting of October 20 and tonight, along with the amended plan as shown on exhibit PB3 (sheet A3). The site will not have sidewalks on all sides, the applicant will meet with the fire official and work with the Landscape Committee. It was noted that the applicant will work with the Land Use Engineer regarding drainage and if an issue arises, the applicant will return to the Board.

Motion was made by Ms. Crumiller to approve the application and its conditions as presented, seconded by Mr. Quinn. Prior to the vote, Mr. Cohen raised the request to have sidewalks on all sides of the building and to relocate the bicycle parking. After discussion by the Board, the following poll vote was taken: relocating bicycle parking was agreed to with a voice vote of six ayes, no one opposed, no one abstained. The issue regarding sidewalks on all sides had a roll call vote:

FOR: Cohen, Quinn

AGAINST: Crumiller, Trotman, Gunning

ABSTAIN: No one

The conditions were amended to include that the bike parking would be relocated. The amendment was accepted by Ms. Crumiller and Mr. Quinn and the application was approved with the following roll call vote:

FOR: Cohen, Crumiller, Trotman, Ullman, Gunning, Quinn

AGAINST: No one

ABSTAIN: No one

Motion was made by Mrs. Trotman to adjourn and seconded by Mr. Quinn. Meeting was adjourned at 10:00 pm.

Respectfully submitted,

Dated: 2/15/17

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 4/20/17

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD