

PRINCETON PLANNING BOARD
MINUTES OF THE REGULAR MEETING

Thursday, January 19, 2017
PRINCETON – Main Meeting Room
Princeton, NJ

PRESENT: Jenny Crumiller, Julie Capozzoli, David Cohen, Wanda Gunning, Timothy Quinn, Fern Spruill, Zenon Tech-Czarny, Gail Ullman

ALTERNATES: Dwaine Williamson, Louise Wilson

ABSENT: Mildred Trotman

ALSO PRESENT: Allen Porter, Esq., Board Attorney; Lee Solow, Planning Director; Ilene Cutroneo, Board Secretary; Deanna Stockton, Municipal Engineer; Jack West, Land Use Engineer

Mr. Porter opened the meeting at 7:30 pm, acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was adopted on December 1, 2016 and published in the December 9, 2016 edition of the Princeton Packet. The oath of office was administered by Mr. Porter to Mr. Cohen, Mr. Tech-Czarny, and Mr. Williamson.

REORGANIZATION OF THE BOARD

[1] Nomination & Election of Chair & Vice Chair. Mr. Quinn presented the Nominating Committee's (Ms. Capozzoli, Mr. Quinn, Mrs. Trotman and Mrs. Gunning) advising that a unanimous decision to elect Mrs. Gunning as Chair and Mrs. Ullman as Vice Chair. Hearing no further nominations, a motion was made by Mr. Quinn to elect the slate as nominated, seconded by Ms. Capozzoli and carried with the following roll call vote:
FOR: Crumiller, Capozzoli, Cohen, Gunning, Quinn, Spruill, Tech-Czarny, Ullman, Williamson
AGAINST: No one
ABSTAIN: No one

Mrs. Gunning thanked the Board and the Nominating Committee, advising that this will be a very busy year for the Planning Board.

[2] Appointment of Planning Board Attorney. Motion was made by Ms. Crumiller to appoint Miller, Porter, & Muller, PC as the Board's attorney, seconded by Mr. Cohen and carried with a voice vote of nine ayes. No one opposed. No one abstained.

[3] Appointment of Planning Board Secretary. Motion was made by Ms. Crumiller to appoint Ilene Cutroneo as Planning Board Secretary, seconded by Ms. Capozzoli and carried with a voice vote of nine ayes. No one opposed. No one abstained.

ANNOUNCEMENTS: Mrs. Cutroneo announced regular meeting of February 2, 2017 will be replaced with the annual legal session. An email confirming the time will be distributed to the Board members.

RESOLUTIONS:

- a) Resolution for Special Meetings
- b) Resolution for Fixed Meetings

Motion was made Mrs. Ullman to adopt both resolutions, seconded by Ms. Crumiller and carried with a voice vote of nine ayes. No one opposed. No one abstained.

FINDINGS OF FACT:

- a) CHARLES YEDLIN – 12/1/16
Prelim/Final Major Site Plan w/variances
900 Herrontown Road; Block 901, Lot 21
File #P1616-328P

Motion was made by Ms. Crumiller to approve the findings, seconded by Mr. Quinn and carried with the following roll call vote:

FOR: Cohen, Crumiller, Ullman, Gunning, Quinn

AGAINST: No one

ABSTAIN: No one

DISCUSSION:

- a) Resolution in support of Friends of Princeton Open Space submission for a Stewardship Grant to NJDEP. Motion was made by Ms. Crumiller, seconded by Mrs. Ullman to adopt the resolution of support and carried with the following roll call vote:

FOR: Crumiller, Capozzoli, Cohen, Gunning, Quinn, Spruill, Tech-Czarny, Ullman, Williamson

AGAINST: No one

ABSTAIN: No one

- b) Engineering Department Update. Ms. Stockton reviewed a handout (made part of the minutes herein) which provided the Board with an overview of the projects undertaken in 2016 and anticipated projects for 2017. The presentation was divided into seven topic areas: Pedestrian/Bicycle Mobility (Bike Master Plan, Nassau Streetscape Design Guidelines, Sidewalk Master Plan); Local & Regional Public Transit (bus shelter installations, expansion of FreeB service, commuter studies); Specialized Transit Services (hazardous bus routes and evaluation of Crosstown transportation service); Traffic Circulation (signalizations, state bridge construction projects, traffic calming measures, redesign of intersection at Route 206/Valley Road); 2017 Proposed Roadway Improvements; and Information.

The Information section of the presentation advised the Board that a parking study of the CBD will be undertaken, ordnancing design standards that are recommended in the Master Plan and harmonization of the engineering ordinances. Mr. West advised that since mid-2016, the Engineering

staff has been working on updating the Stormwater Management Plan. The Planning Board has not seen the draft. The initial draft has been reviewed with the Princeton Environmental Commission (PEC) recommended a more aggressive plan which will create changes in municipal policy. Mr. West noted that some of the recommendations from the PEC will have a major financial impact on the individual property owners, especially smaller lots. He advised that the ordinance should be ready to go to Council sometime in March and Council would have to decide on those policy changes.

c) Affordable Housing Question. Mrs. Ullman questioned what the status of Princeton's Fair Share Plan. Mr. Solow advised that with the recent Supreme Court decision requiring towns to now account for the gap years, the town will probably have to come up with a plan for the years 2000 through 2025. Mr. Solow reminded the Board that the affordable housing issue stemmed from a Supreme Court ruling that put the decisions in the hands of the lower courts for the counties. Currently Princeton (as with other communities) are awaiting a number from the court as to its Affordable Housing responsibility. A plan was submitted to the court last year (and can be found on town's website, on the Master Plan page). Mr. Solow reviewed the plan that was submitted to the court in 2016 with the Board.

Motion was made by Mr. Cohen to adjourn and was seconded by Mr. Quinn. Meeting adjourned at 8:30 pm.

Respectfully submitted,

Dated: 1/20/17

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 2/16/17

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD