

PRINCETON PLANNING BOARD
MINUTES OF THE REGULAR MEETING

Thursday, June 1, 2017
PRINCETON – Meeting Room A
Princeton, NJ

PRESENT: Jenny Crumiller, David Cohen, Wanda Gunning, Timothy Quinn, Fern Spruill, Gail Ullman

ALTERNATES: Dwaine Williamson, Louise Wilson

ABSENT: Julie Capozzoli, Mildred Trotman, Zenon Tech-Czarny

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

Chairperson Gunning called the meeting to order 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.

ANNOUNCEMENTS: Chairperson Gunning announced that the ROI Renovations & Development application that was scheduled for this evening will not be heard. The applicant will re-notice with the new hearing date.

FINDINGS OF FACT & RESOLUTION:

- a) GROSSO HOMES, LLC – 4/20/17
Modification to approved application; relief of condition (DENIED)
42 Harris Road; Block 7101, Lot 10.01
File #P1717-462SPFD

Motion was made by Ms. Crumiller to adopt 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.

- b) PROFESSIONAL SERVICE AGREEMENT
Miller, Porter, Muller, PC
Request for additional funds: in the matter of Hadaya appeal

Motion was made by Ms. Crumiller, seconded by Mrs. Ullman and carried with a voice vote of eight ayes. No one opposed. No one abstained.

MINUTES

a) Regular Meeting – March 3, 2016. Prior to the vote, Mrs. Ullman requested an amendment to reflect that the prevailing setback comment on page three was required and not an option. Motion was made by Ms. Crumiller to accept the minutes as amended, seconded by Mrs. Ullman and carried with a voice vote of five ayes, among those members eligible to vote. No one opposed. No one abstained.

b) Regular Meeting – February 16, 2017. 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) Ordinance Referral – Stormwater Management

Jim Waldman, Executive Director of the Stony Brook Watershed, was sworn in and presented a PowerPoint presentation (made part of the minutes herein) discussing the need for better stormwater management in Princeton. Mr. Waldman asked that the Board endorse the proposed ordinance that is before them at the meeting.

Jack West, PE, Land Use Engineer, was sworn in and provided the Board with an overview of the stormwater ordinance. Mr. West reviewed the current ordinances in place when stormwater management is required: former Township with a 500 sf threshold and established maximum impervious coverage for the parcel; former Borough with a 400 sf threshold. Now proposed uses 400 sf as a base and require two gallons of storage for every 1 sf of impervious coverage. The purpose is to ensure that the overflow does not impact adjacent properties.

Mr. West also noted that the definition of impervious was changed and that a yearly inspection is required of all stormwater maintenance systems on major applications with a \$50 fee to receive the annual permit. It was noted that there is consideration in phase 2 of the future amendment that single family lots be required to meet these standards, however the maintenance cost may be onerous.

There was a suggestion that an option should be given to engineers as an alternative to provide onsite storage for the development. Mr. West advised that credit would not be given for the infiltration as a method to reduce the storage volume. Mike Pisauro, Stony Brook Watershed, was sworn in noted that often the larger single family homes will fall into the major application category.

There was a discussion that porous pavements should be considered as an option to use for maintenance. Mr. West advised that DEP regulations require vacuuming the basins four times a year and is considered impervious in calculations. Discussion by members continued that porous pavements should be encouraged. Mr. West advised that additional discussion on porous pavement can be reviewed under phase 2 of the ordinance.

Board members also discussed managing redevelopment projects and that the new stormwater requirements discourages teardowns. Mr. West noted that any redevelopment will have challenges.

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

Sophie Glovier, Drakes Corner Road and PEC Chair, stated that she strongly endorses the ordinance.

Hearing no further comments, the public portion was closed. With no further Board comments, a motion was made by Mrs. Ullman to endorse the ordinance, finding it consistent with the Master Plan. The motion was seconded by Ms. Spruill and carried with the following roll call vote:

FOR: Crumiller, Cohen, Quinn, Spruill, Ullman, Gunning, Williamson, Wilson
AGAINST: No one
ABSTAIN: No one

Motion was made by Mrs. Trotman to adjourn and was seconded by Mr. Cohen. Meeting adjourned at 9:00 pm.

Respectfully submitted,

Dated: 6/20/17

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 8/3/17

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD