

**PLANNING BOARD OF PRINCETON
MINUTES OF THE REGULAR MEETING
Thursday, June 15, 2017
PRINCETON – Main Meeting Room
Princeton, NJ**

PRESENT: Julie Capozzoli, David Cohen, Jenny Crumiller, Wanda Gunning, Timothy Quinn, Mildred Trotman, Gail Ullman

ALTERNATE: Louise Wilson

ABSENT: Fern Spruill, Zenon Tech-Czarny, Dwaine Williamson

ALSO PRESENT: Allen Porter, Esq., Board Attorney; Lee Solow, Planning Director; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer; Brian Stankus, Traffic Consultant; Kerry A. Philip, Recording Secretary

Chairperson Gunning called the meeting to order at 7:30 p.m., 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: Chairman Gunning advised that the Subdivision Committee has scheduled a meeting on June 28, 2017 to review a lot consolidation for a property on Longview Drive. It was also announced that the Planning Board has scheduled a special meeting on June 29, 2017.

RESOLUTION

- a) Request for Professional Service Agreement
Karen Cayci, Esq. – Annual Retainer as Special Counsel
Motion was made by Ms. Capozzoli, seconded by Mrs. Trotman and carried a voice vote of seven ayes. No one opposed. No one abstained.

HEARINGS:

- b) ROI RENOVATIONS & DEVELOPMENT
Minor Site Plan w/variance
255 Nassau Street; Block 48.01, Lot 22
File #P1717-464P

Roslyn Westlake, Esq., legal counsel for the applicant, expressed concerns that the matter would not be heard at this meeting and requested that it be carried to another meeting date. The applicant left the meeting after this request.

- a) INSTITUTE FOR ADVANCED STUDY
Major Site Plan w/variances

Einstein Drive; Block 10501, Lot 1.03
File #P1616-433P

Prior to the start of the hearing, Mr. Porter advised that the Planning Office received a letter from Potter and Dickson advising that they were contracted to represent a citizen group that object to this proposal and requested an adjournment. Jade Layne, Esq., advised he was representing Mr. and Mrs. Gary Seem regarding this application.

Mr. Solow was sworn in and provided the Board with an overview of the application. Using sheets CE2, L100 (PB 1 & 2), Mr. Solow reviewed the proposed building, the relocation of the Parking Lot A which will be constructed and connecting drives. It was noted that the applicant designed the building to LEED silver standards. The variance identified is for the parking stall size. Mr. Solow reviewed the advisory reports from SPRAB, PEC, Shade Tree and Traffic Safety Commission. Ms. Capozzoli advised that HPC [this was a courtesy review by HPC as it the area under review is not in a historic district] reviewed the application, supported the application, but was concerned about the proposed parking. HPC's recommendation was that the building color be harmonious with the other buildings on campus and the southern end of the parking lot and roadway be lowered as much as practicable.

Mr. West was sworn in and commented regarding the proposed fill for the driveway, advising that the applicant should lower the grade for the parking lot. Mr. Stankus was sworn in and advised that he generally supports the conclusions in the application's traffic report, that overall traffic increases will be minimal. He added that Olden Lane is not ideal to be used by trucks and recommended encouraging the use of Maxwell Lane.

Christopher Tarr, Esq., was sworn in and appeared on behalf of the applicant. Mr. Tarr requested that the following professionals for the application be sworn in at this time: Janine Purcaro, Chief Operations Officer for IAS; Noah Yaffe, Steven Holl Architects; Thomas O'Shea, Van Note Harvey Associates; Georges Jacquemart, BFJ Planning; and William Grip, IAS Facilities Director. Ms. Purcaro provided background on the need for the building advising that this will provide a gathering space at the Institute for its members and guests.

The next speaker, Mr. Grip, using a PowerPoint presentation (made part of the minutes herein) marked as exhibit A1, reviewed the changes to the building size, based upon its funding source. Mr. Grip advised that no additional faculty or professors will be provided and three to five full time staff already on site will be used to maintain the facility. An analysis of the scheduled events was provided, showing how the parking addresses the guests attending. Addressing a question regarding multiple events at the same time, Ms. Purcaro stated that a concert and small meeting could be scheduled for same date and time. She added that typically major events do not have conflicting dates, so there is no expectation that the parking proposed will not meet the demand of the events.

Using exhibit A1, Mr. Yaffe reviewed the materials, design and flow of the building. He

noted how the different uses would take advantage of the new space. Mr. Yaffe also reviewed the sustainable elements that have been incorporated into the design. The applicant was asked to respond to the SPRAB comment regarding the rocks in the reflecting pools. Mr. Yaffe acknowledged SPRAB's concern and advised that the pools are 10 inches in depth to provide enough water to get the quality and reflection desired. Signage may be installed prohibiting entry into the reflecting pool.

Mr. O'Shea reviewed the SPRAB report and advised what recommendations the applicant agreed to which included: the reduction of the connecting roadway and providing a sidewalk, porous pavement in the lower portion of the parking area and a striped crosswalk from the parking area to the child care center across Olden Lane. Testimony in response the SPRAB report continued and regarding the utility connections and stormwater management for the site.

Concerns were raised concerning the parking information as well as truck traffic and deliveries. Mr. Grip responded to the parking count noting that sometimes events may overlap, noting most events occur in the evening. Mr. Yaffe responded to the trucks and deliveries noting that box trucks are used for the catered events and also advised that trash pickup vehicles would also be accessing the area.

Mr. Jacquemart reviewed the traffic studies prepared for the application (reviewing peak hour information) and noted that there is no noticeable traffic impacts from this development. Mr. Jacquemart discussed the intersections used by the Institute and advised that there is a specific pattern of usage depending upon where the traffic initiates and terminates. He added that the counts for Olden Lane were not considered to be significant. It was noted that, while trucks were not counted, those that were observed had its destination at one of the residential areas, not for the Institute. Testimony was presented that the parking proposed will be able to handle the parking demands of the project. Questions were raised regarding signage for the construction vehicles in accessing the site. Mr. Tarr stated that trucks will be directed to Maxwell Lane to access the site.

Meeting recessed at 9:30 pm and resumed at 9:55 pm with the following in attendance:

PRESENT: Julie Capozzoli, David Cohen, Jenny Crumiller, Wanda Gunning, Timothy Quinn, Mildred Trotman, Gail Ullman, Louise Wilson

ABSENT: Fern Spruill, Zenon Tech-Czarny, Dwaine Williamson

ALSO PRESENT: Allen Porter, Esq., Board Attorney; Lee Solow, Planning Director; Jack West, Land Use Engineer; Derek Bridger, Zoning Officer; Brian Stankus, Traffic Consultant; Kerry A. Philip, Recording Secretary

HEARINGS (continued):

INSTITUTE FOR ADVANCED STUDY (continued)

Mr. Layne was sworn in and advised that Mr. Seem had a PowerPoint presentation for the Board. Mr. Seem, 15 Newlin Road, was sworn in and presented his PowerPoint (marked as

exhibit O1) which showed various non-compliant traffic problems and trucks using Olden Lane. Mr. Seem advised IAS' director issued a letter to the residents regarding restrictions imposed on its contractors, but feels this is not enforced.

Mrs. Seem was sworn in and questioned the process once an application is approved. Mr. Porter advised that the Princeton has built in checks and balances after approvals, but the Planning Board has no enforcement powers. Any issues regarding noncompliance or traffic should be directed to Mr. West and/or the Traffic Safety Department of the Police.

Bruce Afran, Esq., was sworn in and appeared on behalf of Carl Mayer & Carol Semple Mayer, requesting that the matter be continued to another date to allow the traffic consultant hired to review the plan.

Lisa Serieyssol, was sworn in and questioned the time of year the traffic study was done by the applicant's consultant, stating that she felt it was not a true count. Ms. Serieyssol acknowledge she was being represented by Bill Potter and provided the Board with a copy of the letter requesting a continuance of the application.

Carl Mayer, Battle Road, was sworn in and spoke regarding the hazards of the traffic to children and the neighborhood on Olden Lane, noting that IAS has changed the area neighborhood due to its expansions. He also requested that the hearing be continued to a later date. Mr. Mayer referenced a letter from April 20 regarding West Drive and how it will impact the neighborhood [letter was not provided for the record].

Nicole Rogers, 64 Battle Road; Greg Drezner, Battle Road; Nicole Jones, address not provided, were sworn in and spoke of the concerns regarding traffic, lack of sidewalks, and trucks speeding along the roads.

Ms. Serieyssol asked that a committee with Town officials with representatives from IAS and the neighborhood be formed to address the neighborhood concerns. Mr. Tarr noted that IAS is communicating with its vendors and contractors on a regular basis regarding the use of Maxwell Lane for access to the property.

Board members expressed concern that the applicant is not addressing the conditions from the previous application regarding truck traffic. Suggestions were made to the installation of a sidewalk along Olden Lane and the possibility of a traffic light at Maxwell and Mercer Roads. Board members also questioned if there was a short term solution in getting the children to and from school during the construction. The Board members supported continuing the hearing into September.

Chairperson Gunning announced that the application would be scheduled for a date in the Fall and the applicant would renotice.

Ms. Capozzoli stepped away from the meeting at this time.

DISCUSSION

a) Ordinance Referral – Zoning Amendment: Service Zones S-1 and S2. Mr. Solow reviewed the proposed amendment to the S1-S2 zones adding a description of personal services and providing the off-street requirements for the use. Also recommend was the deletion requiring one parking space per Coin Laundry Machine. Motion was made by Mrs. Trotman, seconded by Mr. Cohen to endorse the proposed amendment, finding it consistent with the Master Plan and carried with a voice vote of seven ayes. No one opposed. No one abstained.

Ms. Capozzoli rejoined the meeting for the next discussion.

b) Master Plan Work Session – Circulation Element: Mrs. Ullman informed the Board and public that a draft of the Circulation Element is available for review. She noted that there was not enough time to discuss the draft document and to hear from members of the public, so it was recommended that a formal session be scheduled and then a public hearing to adopt. Mr. Afran requested that a work session be scheduled to allow for public input and requested that this be scheduled in the Fall. Mr. Solow stated that the draft element is available for posting on the municipal website.

Mrs. Trotman made a motion to adjourn, seconded by Mr. Cohen and carried with a voice vote. Meeting adjourned at 11:15 pm.

Respectfully submitted,

Dated: 10/4/17

Ilene Cutroneo, Board Secretary
PRINCETON PLANNING BOARD

Approved: 1/18/18

Wanda Gunning, Chairperson
PRINCETON PLANNING BOARD