

**TOWNSHIP OF PRINCETON
ZONING BOARD OF ADJUSTMENT
Minutes of the Regular Meeting
Wednesday, September 21, 2011 - 7:30 P.M.
Municipal Complex, Main Meeting Room
400 Witherspoon Street, Princeton, New Jersey**

PRESENT: Carlos Rodrigues, Penelope Baskerville, Louisa Clayton, William Spadea and Robert Ross

ALSO PRESENT: Peter Kneski, Zoning Officer; Robert Casey, Attorney; and Debra Rogers, Secretary

ABSENT: Barbara Felton, Antonio Pirone, Richard Kahn and Ravi Manchi

There were no members of the public present.

The meeting commenced at 7:38 P.M. with Ms. Rogers reading the Open Public Meetings Act statement.

1. MINUTES:

Upon motion made by Penelope Baskerville and seconded by Louisa Clayton, a motion was made to approve the July 27, 2011 minutes as written and amended.

ROLL CALL: **Aye Penelope Baskerville**
 Aye Louisa Clayton
 Aye Carlos Rodrigues

2. APPLICATIONS:

- a) Historical Society Of Princeton**
354 Quaker Road
Section 10201, Lot 11, F-2
“D” Use for Caretaker/Office Use and Preservation Plan
File No. 2371-11Z (9824)

Present for the application were Erin Dougherty, Historical Society and John Dumont, Attorney. Also present was Julie Capozzoli of the Historic Preservation Commission.

Chairman Rodrigues appointed Member Ross to hear the application in the absence of Member Pirone.

Attorney Casey said all the noticing documents were in order and the Board was in a position to entertain jurisdiction of the application.

Chairman Rodrigues noted that there were only 5 voting members in attendance and asked the applicant if they wanted to proceed – since a use variance requires 5 affirmative votes in order to pass.

Mr. Dumont said yes, the applicant would like to proceed.

Mr. Dumont noted that he is the attorney representing the applicant, the Historical Society of Princeton (HSOP). He said the HSOP bought the Updike Farm back in 2004 and have worked to restore it since that time. He said now that the building is complete the HSOP is concerned about the security and safety of the premises. He said the first floor of the building is used for exhibits and tours and the second floor will be the HSOP office in the future (approximately 3 years from now) and because they are not occupying the space, they would like to rent it out/have a caretaker there during the day. He said they found someone to occupy that space and there would be no more than 4 employees there, no signs and no discernable traffic. He said the use variance being requested is for a caretaker/business use.

Attorney Casey swore in Erin Dougherty.

Ms. Dougherty said the HSOP is offering programs now at the Updike Farm and plan to move their offices there in the future, but for now, the offices are still operating out of the Baimbridge House. She said the caretaker/office use would be a benefit for all as it keeps the space occupied and still allows the use of the first floor for tours and exhibits.

Chairman Rodrigues asked about the security on-site at night.

Ms. Dougherty stated that it is well lit and alarmed.

Chairman Rodrigues also inquired about the number of parking spaces on-site.

Ms. Dougherty said there are 24 spots.

Member Clayton asked if there were bathroom facilities on the second floor as well as the first.

Ms. Dougherty said yes there are.

Chairman Rodrigues asked if the applicant was comfortable with the Board putting a 3-year condition on this approval. After 3 years the use would no longer be valid unless the applicant returned to the Board for an extension.

Ms. Dougherty said yes, that would be acceptable.

Member Clayton asked Attorney Casey is limiting the variance was something the Board was able to do.

Attorney Casey said yes, the Board has done it in the past with applications such as the Junior League, construction trailers and even the Historical Society. He noted that the use variance can be customized with a condition that places a 3 year limit on the use. He also noted that the application is for the approval of the Preservation Plan as well. He described the Historic Preservation Ordinance and how it ties into the zoning variance request.

Chairman Rodrigues asked if there were any members of the public who wanted to comment on the application.

Ms. Julie Capozzli, Chair of the HPC, noted that the Historic Preservation Commission reviewed this application and they are happy that someone will be on-site and think the request is positive. She also noted that there are no conflicts with any of the grants if this request should be approved. She said the HPC voted unanimously to approve the request by the HSOP.

Chairman Rodrigues asked if there were any other members of the public who wanted to comment on this application. Hearing none, he closed the public portion and the Board went into deliberative session.

Member Baskerville said the request sounds like a reasonable use for the site.

Member Ross said he also felt the request was reasonable.

Upon motion made by Penelope Baskerville and seconded by William Spadea, a motion was made to approve both the use variance request and the preservation plan with the condition that there is no signage and the office use is limited to 3 years.

ROLL CALL:

Aye	Penelope Baskerville
Aye	Louisa Clayton
Aye	William Spadea
Aye	Robert Ross
Aye	Carlos Rodrigues

b) LANSKY/ Jonah & Amy
13 Newlin Road
Section 10603, Lot 20, R-5
“C” – Lot Area
File No. 2372-11Z (9825)

Ms. Rogers explained that the applicants did not properly notice and therefore would be placed on the October 26, 2011 agenda. She said the applicants placed the notice in the newspaper

correctly but the other notices went out one day late. She asked if the applicants needed to re-notice everyone and put a new notice in the paper.

Attorney Casey said yes, the properties within 200 feet and utilities companies would have to be noticed again and a new notice would need to be placed in the newspaper.

3. OLD/NEW BUSINESS:

- a) Ms. Rogers reminded the Board the meeting dates in November and December would be earlier than the 4th Wednesday.
- b) The Board discussed having another “educational session” given by Attorney Casey. It was suggested that if the November agenda is “light” the Board can take that opportunity to have the educational session.

4. ADJOURN:

Upon motion made by Robert Ross and seconded by Penelope Baskerville, a motion was made to adjourn the meeting at 8:10 p.m.

ROLL CALL:	Aye	Penelope Baskerville
	Aye	Louisa Clayton
	Aye	William Spadea
	Aye	Robert Ross
	Aye	Carlos Rodrigues

Respectfully Submitted,



Debra Rogers, Secretary

Date Approved: October 26, 2011