

**TOWNSHIP OF PRINCETON  
ZONING BOARD OF ADJUSTMENT  
Minutes of the Regular Meeting  
Wednesday, October 26, 2011 - 7:30 P.M.  
Municipal Complex, Community Room  
400 Witherspoon Street, Princeton, New Jersey**

**PRESENT:** Carlos Rodrigues, Richard Kahn, Antonio Pirone, Penelope Baskerville, Louisa Clayton, William Spadea (arrived 7:40), Ravi Manchi and Robert Ross

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

**ABSENT:** Barbara Felton

There were five (5) members of the public present.

The meeting commenced at 7:33 P.M. with Ms. Rogers reading the Open Public Meetings Act statement.

Chairman Rodrigues introduced the new Board member Ravi Manchi. Mr. Manchi gave the Board a brief background of himself.

**1. MINUTES:**

**Upon motion made** by Penelope Baskerville and seconded by Louisa Clayton, a motion was made to approve the September 21, 2011 minutes as written and amended.

**ROLL CALL:**

<b>Aye</b>	<b>Penelope Baskerville</b>
<b>Aye</b>	<b>Louisa Clayton</b>
<b>Aye</b>	<b>Carlos Rodrigues</b>
<b>Aye</b>	<b>Robert Ross</b>

**2. RESOLUTION OF MEMORIALIZATION:**

- 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)

**Upon motion made** by Robert Ross and seconded by Penelope Baskerville, a motion was made to adopt the resolution of the Historical Society of Princeton as it was written.

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

**3. APPLICATION:**

- a) **LANSKY, Jonah and Amy**  
    13 Newlin Road  
    Section 10602, Lot 20, R-5  
    **“C” – Lot Area**  
    File No. 2372-11Z (9825)

Present for the hearing were Jonah and Amy Lansky, applicants; and Ugar Kaytmaz, Blue Crest Builders.

Chairman Rodrigues appointed Members Manchi and Ross to hear the application in the absence of Felton and Spadea.

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

Mr. Lansky said that he and his wife moved back to Princeton in 2003 and currently live in the Borough. He said they have been looking for a new house for the past few years and love the neighborhood around the Institute for Advanced Study. He said once they bought the house they discovered serious issues with mold and asbestos. He said they decided to demolish the structure and rebuild a new home. He said they are hoping to build something that is consistent with the current neighborhood and will blend well with the character of the neighborhood. He said the only variance that they are requesting is for lot area; the proposed construction will meet all of the other zoning regulations.

Chairman Rodrigues asked if any of the Board members had questions for the applicants.

Member Clayton asked if the elevations shown on the engineer’s drawings were the new house plans.

Mr. Lansky said yes.

Member Ross said he is happy that they are able to build a new home in this economy.

There was a brief discussion about the materials that would be used for the new house.

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

Mrs. Seem, 15 Newlin Road, said that she is happy that the Lansky's have bought the property and will be building a new house however; she had concerns over the impervious coverage. She said it seems that they were very close to being at the maximum and wondered if they had any plans for walkways or a porch in the future. She said if they did, they might want to reduce some of the impervious coverage shown in the plans.

Mr. Lansky explained that they are trying to keep the project "green" and are considering a rain garden for the property; they will also be connecting their run-off directly into the public stormwater system.

Chairman Rodrigues mentioned that the applicants should consider using porous pavers, gravel and other semi-pervious surfaces for the current plan as well as any future modifications, as this would be to everyone's benefit.

Mr. Welch, 11 Newlin Road, said he echoes Member Ross's statement and he welcomes someone trying to improve the neighborhood. He said he is concerned about stormwater and asked if there would be continued conversations about this issue after this meeting.

Chairman Rodrigues said there will be an intensive review by the Construction Official and the Township Engineer to address any potential stormwater issues. He also encouraged open discussions between the applicants and their neighbors prior to and during the construction period.

Mr. Welch said he also has concerns about the existing trees and pre-construction safety but he feels the proposal will enhance the neighborhood.

Member Kahn reminded everyone that the applicants are proposing something that can be built as-of-right except for the lot size. He also reminded the public that the Board is not authorized by statute to interfere with the design of the house, as long as it does not require bulk variances, which is the case.

Mr. Lansky thanked the Board and the members of the public and ensured the public that their comments had been heard and that the applicants will be very sensitive and responsive to any water, tree preservation and construction staging issues.

Mrs. Serieyssol, 98 Olden Lane, requested that any disposal of lead, asbestos and mold should be done in a contained manner.

Chairman Rodrigues reminded everyone that lead and asbestos abatement is regulated by the State of NJ and should be done according to state guidelines.

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

Mr. Kneski reminded the Board that the Engineering Department will be doing a rigorous review of the impervious coverage, drainage, tree removal and grading. He asked that it be included as a condition if the Board is inclined to approve the application.

Member Kahn made a motion to approve the application with the engineering conditions as stated by Mr. Kneski. The motion was seconded by Member Ross.

Attorney Casey said he had prepared a draft resolution to be reviewed at this meeting in order not to hold the applicants up any further, given the Board's November schedule. He read the resolution to the Board and Member Kahn included that resolution in his motion.

**Upon motion made** by Richard Kahn and seconded by Robert Ross, a motion was made to approve the application and adopt the resolution of Jonah and Amy Lansky with the condition that the Engineering Department review the site plan for tree removal and protection; drainage and soil removal; and an overall construction staging plan for the property.

**ROLL CALL:**

Aye	Penelope Baskerville
Aye	Louisa Clayton
Aye	Richard Kahn
Aye	Antonio Pirone
Aye	Ravi Manchi
Aye	Robert Ross
Aye	Carlos Rodrigues

**4. OLD/NEW BUSINESS:**

- a) Chairman Rodrigues reminded everyone that the meeting in November is early – it will be held in only 2 weeks -- on Wednesday November 9, 2011.

**5. ADJOURNMENT:**

**Upon motion made** by Robert Ross and seconded by Antonio Pirone, a motion was made to adjourn the meeting at 8:15 p.m.

**ROLL CALL:**

Aye	Penelope Baskerville
Aye	Louisa Clayton
Aye	Richard Kahn
Aye	Antonio Pirone
Aye	Ravi Manchi
Aye	Robert Ross
Aye	Carlos Rodrigues

**Respectfully Submitted,**

A handwritten signature in blue ink, appearing to read "Debra L. Rogers", with a long horizontal flourish extending to the right.

**Debra L. Rogers, Secretary**

Date Approved: November 9, 2011