

**PRINCETON PLANNING BOARD**

**MINUTES OF THE REGULAR MEETING  
Thursday, April 18, 2013**

**PRINCETON - MAIN MEETING ROOM  
Princeton, NJ**

**PRESENT:** Julie Capozzoli, Jenny Crumiller, Wanda Gunning, Bernie Miller, Julie Nachamkin, Timothy Quinn, Marvin Reed, Mildred Trotman, Anne Burns

**ABSENT:** Gail Ullman

**ALSO PRESENT:** Allen Porter, Board Attorney; Lee Solow, Director of Planning; Ilene Cutroneo, Board Secretary

Chairperson Gunning opened the meeting at 7:35 pm, acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was adopted on January 17, 2013 and published on February 1, 2013.

**ANNOUNCEMENTS:** Mrs. Nachamkin advised that ZARC held its first meeting and took the opportunity to discuss what changes are needed to combine both land use ordinances. The next meeting of ZARC will take place in May and at that time it will review the draft Historic Preservation Ordinance. A date has not yet been set, but the Planning office will advise when the date has been confirmed.

Mr. Reed questioned the process for the Consent Agreement with AvalonBay. Mr. Porter advised that the agreement has been negotiated and submitted to the judge earlier in the day. As of close of business today, nothing has been decided. Mr. Reed stated that he has been contacted by many of the objectors regarding any new application and their objection to the density. Mr. Porter advised that Board members should not engage in conversation or emails on the project as everything needs to be discussed at the public meetings.

**MINUTES:**

a) Regular Meeting – June 7, 2012. Motion was made by Mrs. Nachamkin to accept the minutes, seconded by Mr. Reed and carried with a voice vote of five ayes among those members eligible to vote. Mrs. Gunning abstained indicating that her husband is an employee of Princeton University.

b) Regular Meeting – March 7, 2013. Motion was made by Mrs. Trotman to accept the minutes, seconded by Mr. Miller and carried with a voice vote of seven ayes, among those members eligible to vote. No one opposed. No one abstained.

**DISCUSSION:**

Mrs. Gunning recused herself prior to the start of the discussion advising that her husband is an employee of Princeton University and Mrs. Nachamkin chaired the meeting.

a) Princeton University – Tiger Transit Annual Report. Mr. Bridger was sworn in and reviewed the joint memorandum he prepared with Mr. Solow. Kristin Appelgate, Director of Community & Regional Affairs was sworn in and advised that the report covers the academic year ending June 2012. It was noted that the report included the newer facilities recently approved by the Board (Hibben Magie, Neuroscience/Psychology). Ms. Appelgate advised that the University deferred a garage project in 2008 due to the economic downturn but advised that the project has been revised and will be submitted as a concept plan to the Board in 2014.

Kim Jackson, Director of Parking was sworn in and discussed the reduction of available spaces. Ms. Jackson advised that there will be shifting of parking assignments with the juniors and seniors as well as for some faculty/staff. She also discussed the car pool program that is currently in place and discussed some of the pros and cons of the program.

Mrs. Nachamkin thanked the University for its report.

**HEARINGS:**

Mrs. Gunning rejoined the meeting and chaired the next application.

- a) **PNC REALTY SERVICES**  
Prelim/Final Major Site Plan w/variances  
N Harrison Street; Block 7401, Lot 1  
File #PT129936P

Mr. Solow was sworn in and provided the Board with an overview of the application. Using a colored rendering of the site layout plan (marked as exhibit PB1), Mr. Solow advised that the applicant is proposing to demolish the existing 317 square foot drive-thru building and construct a new 4,020 sf PNC Bank building with a remote drive thru consisting of three lanes (one serving an ATM) plus a bypass lane. The applicant is also proposing to reconfigure the parking areas but will maintain the existing 33 parking spaces. Additional landscaping, lighting, signage and sidewalks will be provided. An underground storm water detention basin is located at the southwest corner of the new parking lot. Vehicular access to the drive-thru is separate from the bank parking access.

The variances proposed by the applicant were reviewed with a discussion on the parking deficit for the shopping center site. It was noted that the proposed building generates a need for 23 additional parking spaces; but the shopping center's onsite parking operates at 65% of capacity and therefore staff support this variance.

Board members questioned the pedestrian access from McCaffreys to the Bank and whether the shopping center has a master plan. Concerns were raised with the use of the drive and the relationship of the curve in this area. Board members also express concerns that only the portion where development was occurring on the shopping center was shown on the plans and that it was difficult to envision how this area would work within the overall shopping center and its parking areas. Also of concern was that there was no representative from the Shopping Center present at the meeting.

Harry Cooke, representing SPRAB, was sworn in and advised that he would defer any comments until after the applicant makes its presentation.

Heidi Fichtenbaum, representing PEC, was sworn and reviewed its report. Ms. Fichtenbaum advised that PEC did not support the parking variance and requested that the applicant to the request to allow for a future solar installation on the building.

Diane Hickey, Esq., was sworn in and appeared on behalf of the applicant. Ms. Hickey introduced the consultants speaking on behalf of the applicant. Brian Clinton, Project Manager for PNC, was sworn in and advised that the proposal is to combine bank services into one facility on the site. Mr. Clinton also commented that PNC would look into the proposed composting program to see if the program would work with its facility.

David Wisotsky, PE, project engineer, was sworn in and reviewed the modifications to the original plan. Using exhibits A1 (Nassau Survey plan of the overall shopping center site) and A2 (colored site plan showing revisions), he testified that the following changes were made:

- five foot landscape strip added between facing rows of parking;
- protect the ash tree at the northern driveway during the regarding process;
- provide a rain garden in landscape area between drive-through and proposed employee parking;
- proposed diagonal sidewalk will be provided from Harrison Street to the bank;
- detention basin will be moved to the southeast of the parking area;
- employee sidewalk will be moved along the western property line;
- provide a second bike rack;
- landscaping will be removed from the front of the night deposit and package receiver;
- proposing larger externally illuminated façade signs;
- additional area light added to southeast pole;
- remove proposed sidewalk along east of bank and drive-through.

In addition, testimony was presented that the applicant would provide a revised landscaping plan which will incorporate native plantings to be reviewed by the Landscape Subcommittee.

Corey Chase, PE, applicant's traffic engineer was sworn in and advised that the proposed use has a low impact on the existing traffic which was confirmed by the Board's traffic expert. He addressed the concern raised that the current 33 spaces have little to no turn over during the day and that the Center's owner would need to have a discussion with the users of that parking area. Also under consideration is the installation of additional stop signs along the travel lanes.

Tom Paladino, Green Building consultant, was sworn in and advised that he specializes in LEED designs and certifications. Mr. Paladino informed the Board about PNC's LEED certification program and said he would provide the LEED checklist to staff for review. Testimony was presented that he never missed having a large branch LEED certified and added that it is achievable. Mr. Paladino said he would look into shading devices on the windows and

that the internal lights can be placed on times. The branch must have nightlights on in secure areas.

Emad Bouless, RA, was sworn in and used the following exhibits A3 (internal design), A4 (exterior design), A5 (east/north elevations) and A6 (photograph of the image from North Harrison Street) to review the building's features.

Elizabeth Leheny, PP, was sworn in and provided testimony in support of the variances being requested. Ms. Leheny also advised two of the requested variances were being eliminated (5 foot landscaped strip and construction sign). In addition, the applicant is requesting a design waiver for the walkway width.

Chairperson Gunning opened the meeting to the public for its comments.

Victor Gillella, North Harrison Street was sworn in and questioned the height of the building and what type of lighting would be visible from across the street. The applicant responded that due to the recessed nature of the area being developed and additional plantings proposed along the embankment the lighting would not be reflecting onto neighboring properties.

Patricia Gillella, North Harrison Street, was sworn in and requested that trees along Harrison Street be replaced.

Joanne Hegerty, address not provided, was sworn in and spoke about the use of the sidewalk.

Heidi Fichtenbaum, address not provided, requested that photo cells be used to control external light usage, requested that the facing curtain wall have some element to shade the glass along with the west facing clear story to provide vertical shading elements. Ms. Fichtenbaum asked if the exterior lighting could be restricted only to the ATM area during off hours. She also requested a copy of the LEED checklist to see what credits will be targeted and wants the applicant to be definitive about LEED certification.

Hearing no further comments, the public portion was closed.

Mr. Cooke questioned the number of curb cuts by the north entrance to the bank. Concerns were again raised by Board members regarding the parking associated with this use and questioned if this area was designated in the lease. The Board requested that the applicant provide a letter indicating the steps the landlord will take to discourage the use of the parking area by other employees before permitting becomes an issue.

Motion was made by Ms. Crumiller, seconded by Mr. Reed to approve the site plan and variances subject to the conditions as discussed in the staff report (with exceptions noted) and the forgoing and the motion passed with the following roll call vote:

FOR: Capozzoli, Crumiller, Quinn, Reed, Gunning, Burns

AGAINST: Miller, Nachamkin, Trotman  
ABSTAIN: No one

Motion made by Mr. Miller to adjourn, seconded by Mrs. Trotman and carried with a voice vote of nine ayes. No one opposed. No one abstained. Meeting adjourned at 11:30 pm

Respectfully submitted,

Dated: 5/15/13

Ilene Cutroneo, Secretary  
PLANNING BOARD OF PRINCETON

Adopted: 7/25/13

Wanda S. Gunning, Chair  
PLANNING BOARD OF PRINCETON

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