

**PLANNING BOARD OF PRINCETON**  
**MINUTES OF THE REGULAR MEETING**

**Thursday, March 16, 2023**  
**PRINCETON – Zoom #86480965079**  
**Princeton, NJ**

PRESENT: Louise Wilson, Timothy Quinn, David Cohen, Julie Capozzoli, Owen O’Donnell,  
Zenon Tech-Czarny

ALTERNATES: John Taylor

ABSENT: Phil Chao, Alvin McGowen, Mia Sacks, Nat Bottigheimer

ALSO PRESENT: Gerald Muller, Esq., Board Attorney, Law Offices of Gerald Muller; Justin  
Lesko, Planning Director; Kerry A. Philip, Planning Board Secretary

Chair Wilson called the meeting to order at 7:00 pm., acknowledging the opening statement as required by the Open Public Meetings Act, stating that notice of this meeting was published on the 13th day of January, 2023.

**ANNOUNCEMENTS**

Chair Wilson stated that the opening statement was revised to eliminate the reference to the pandemic. The Planning Board will continue to meet via ZOOM.

Mr. Lesko stated that he forwarded his memorandum to Council about TRI – the Area in Need of Rehabilitation. That document was distributed to the Board today.

Mr. Lesko stated that a roundtable discussion on the Princeton Theological Seminary property is scheduled for this Saturday from 10am to 12pm, in the main meeting room of the Princeton Municipal Building at 400 Witherspoon Street, Princeton. Mr. Muller advised that all members of the Board can attend the meeting if they wish.

Master Plan – Mr. Lesko provided the scheduled meeting dates for the Master Plan Steering Committee. October 5, 2023 is the projected date of early review of the Master Plan by the Planning Board. November 9, 2023 is projected to be the date of formal adoption by the Planning Board. The date of the Master Plan Open House is to be determined, the end of May is being considered. He advised that members can attend the subcommittee meetings.

Mr. Tech-Czarny advised that he was told not to attend the meetings. Chair Wilson stated that Board members were cautioned not to attend meetings where desirable land uses for specific properties were being discussed. Based the agenda, it can be determined if it is appropriate for Planning Board members to attend the meetings.

Mr. Quinn stated that all entities in the town have been given a chance to provide recommendations or advise of their concerns during the Steering Committee sessions. He is not in favor of

scheduling special presentations by any of the outside groups as their voices are being heard by the Steering Committee and the consultants.

Senior Planner – Mr. Lesko advised that a candidate for the Senior Planner position has accepted the position. The Senior Planner is scheduled to start on April 17<sup>th</sup>.

### **SUBCOMMITTEE REPORTS**

Mr. Lesko stated that at the last meeting of the Site Plan Committee, a minor site plan for 23A Witherspoon LLC had been reviewed. Minor site plan classification and approval was recommended.

### **MINUTES**

a) September 22, 2022 – Regular Meeting

Motion was made by Mr. Cohen to approve the meeting minutes of September 22, 2022, seconded by Mr. Quinn. The vote was 7-0 in favor from those eligible to vote.

### **RESOLUTION**

a) Trustees of Princeton University February 16, 2023  
Major Site Plan with variances – Hobson College  
Elm Drive; Block 45.01, Lot 101  
File #P2221-163P

Motion was made by Mr. O’Donnell to approve the resolution for File #P2221-163P. The motion was seconded by Mr. Quinn and carried with the following roll call vote:

FOR: Wilson, Cohen, O’Donnell, Quinn, Tech-Czarny  
AGAINST: No one  
ABSTAIN: No one

### **APPLICATION /HEARING**

a) HUN SCHOOL AT PRINCETON  
Preliminary/Final Major Site Plan  
Poe Dormitory  
Edgerstoune and Winant Roads  
Block 8203, Lot 1  
File #P2222-288P  
MLUL Deadline: 3/16/2023

Mr. Muller advised that the notice for this discussion is proper and the Board has jurisdiction.

Mr. Lesko stated that the stormwater consultant had reviewed the plans and advised that additional information is needed for stormwater review.

He advised that the applicant agreed to provide this information right away. The discussion is being carried to May 4, 2023.

Mr. Muller stated that no further notice is required.

Motion was made by Mr. Cohen to adjourn the meeting, seconded by Mr. Taylor. The meeting adjourned at 8:00 p.m.


Respectfully submitted,



Dated: 7/5/2023

Kerry A. Philip, Board Secretary  
PLANNING BOARD OF PRINCETON

Approved: 7/20/23



Louise Wilson, Chairperson  
PLANNING BOARD OF PRINCETON