

HISTORIC PRESERVATION REVIEW COMMITTEE  
Reorganization Meeting No. 307  
Wednesday, January 7, 2009

**MINUTES**

The annual reorganization meeting of the Historic Preservation Review Committee (HPRC) was convened at 7:30 PM in the East Conference Room in Borough Hall. Derek Bridger, Historic Preservation Officer, opened the meeting in accordance with the New Jersey Open Public Meetings Act, Section 5, Chapter 231, P.L. 275 by reading the following statement:

In conformance with the requirements of the Law, Notice was provided of the date, time and location of this regular meeting by posting a copy of the adopted Schedule of Regular Meetings in the Borough Hall, by mailing copies to the Trenton Times, Princeton Packet, and by filing a copy in the Office of the Clerk of Princeton Borough. Adequate notice was provided to the public and to all parties concerned.

Members James Constantine, Jane Faggen, Nora Kerr, Jeanne Perantoni (8:25 p.m.), Carolyn Robertson, Celia Tazelaar (8:45 p.m.) and Kirsten Thoft were present. Derek Bridger, Historic Preservation Officer and Danielle Britton, Recording Secretary, were also present. HPRC members William Howard and Regan C. Tuder were not present.

**ELECTION OF OFFICERS-REORGANIZATION**

Jane Faggen nominated Nora Kerr to serve as *Chairperson* of the Historic Preservation Review Committee. Kirsten Thoft seconded the nomination and motion carried with voice vote of ayes, no one opposed.

Jane Faggen nominated Jeanne Perantoni to serve as *First Vice-Chairperson*. Kirsten Thoft seconded the nomination and motion carried with voice vote of ayes, no one opposed.

Jane Faggen nominated Kirsten Thoft to serve as *Second Vice-Chairperson*. James Constantine seconded the nomination and the motion carried with voice vote of ayes, no one opposed.

Karen L. Cayci was retained as Counsel and Derek Bridger was named Secretary to the Historic Preservation Review Committee. C. Tazelaar made a motion to adopt the amended resolution for Schedule of Regular Meetings and the Fixing of Charge for Meeting Notices for 2009 and January 2010 (amended July 8<sup>th</sup> and September 9<sup>th</sup> dates). Kirsten Thoft seconded. Resolution and motion carried.

**APPROVAL OF MINUTES**

The draft minutes of the November 5, 2009, Meeting Number 305, were reviewed. C. Tazelaar made motion to approve the minutes as amended. K. Thoft seconded. Motion carried.

**ADMINISTRATIVE WAIVERS**

**95 Mercer Street, Block 36.02, Lot 12  
Princeton Theological Seminary/ Applicant & Owner  
R1 Zone/ Mercer Hill Historic Overlay District  
Installation of Fence  
Approved-December 16, 2008-Jeanne Perantoni**

**174-178 Nassau Street, Block 28.01, Lot 20  
First Church of Christ/ Applicant & Owner  
CBD Zone, Central Historic Overlay District  
Parking Lot Signage and Striping  
Approved-December 16, 2008-Jeanne Perantoni**

**164 Nassau Street, Block 28.01, Lot 24  
164 Nassau Partners LLC/ Applicant  
Warren S&D LLC/ Owner  
CBD Zone, Central Historic Overlay District  
Trash Enclosure  
Approved-December 16, 2008-Jeanne Perantoni**

**11 University Place, Block 41.01, Lot 20  
Trustees of Princeton University/ Applicant & Owner  
R-4 Zone-Mercer Hill Overlay District  
Temporary Parking-Lot Light and Pole  
Approved-December 16, 2008-Jeanne Perantoni**

**39-43 Witherspoon Street, Block 27.02, lot 68  
CKT Enterprises/ Owner & Applicant  
CBD Zone, Central Historic Overlay District  
Minor Changes to an Approved Site Plan  
Approved-December 16, 2008-Jeanne Perantoni**

## **HEARINGS**

**Holder Hall, Nassau Street, Block 45.01, Lot 1  
E-1 Zone/Central Business Historic Preservation Zone  
T-Mobile Northeast LLC/ Applicant  
Trustees of Princeton University/ Owner  
Telecommunications Antennae Installation  
Conditional Use Authorization, Minor Site Plan Approval and Historic Preservation  
Review**

D. Bridger provided the Committee with an application overview for Conditional Use Authorization, Minor Site and Historic Preservation Plan Review to allow for the installation of new telecommunications antennae in the existing bell tower at Holder Hall.

In accordance with Federal Register 65 (239): 77725, 36 CFR Part 800, the Borough of Princeton Historic Preservation Review Committee, acting as a Certified Local Government (CLG), must provide comments and recommendations regarding the development to the New Jersey Department of Environmental Protection as a review under Section 106 of the National Historic Preservation Act. The applicant is proposing to install a personal-wireless telecommunications equipment facility consisting of a six-panel antenna to be located within the existing upper bell tower at Holder Hall. The six-panel style antennas will be installed over three sectors behind radio-frequency transparent louvers designed to match the existing slate louvers in the tower.

Present for the applicant were Michael Murray Jr., Esq.; Karen Sipp, Telecommunication Consultant; and Robert Santiago, Engineer, CMX Engineering.

Mr. Murray displayed photographs of the existing and proposed conditions of the antennae equipment located within the bell tower. A sample of the radio-frequency transparent simulated slate louvers were provided to the Committee. Mr. Murray advised that the supporting radio equipment associated with the antennas would be located out of the public view inside the bell tower. The Committee questioned whether the bell tower could structurally support the equipment. Mr. Murray noted that structural engineering data was submitted with the plans and that the Borough Engineer and building department would review the specifications to ensure adequate structural capacity. Two antennas each would be located on the north, south and western elevations of the tower behind the radio frequency transparent louvers. The installation of the antennas will upgrade the wireless communications service to the northwest section of the University's main campus.

The Committee questioned whether or not the antennae would provide enough coverage. Mr. Murray assured the Committee that coverage across the subject lot and beyond would provide adequate frequencies of electromagnetic radiation (radio waves). The Committee questioned how the radio frequency transparent panels would weather. Mr. Murray agreed to monitor the condition of the panels and to replace any if they became worn or discolored.

There was no public comment.

**ACTION.** C. Tazelaar moved to approve the application and recommended the following condition:

- The applicant shall adequately maintain the louvers and monitor for signs of wear and promptly replace any discolored or damaged louvers.

K. Thoft seconded. Motion carried unanimously.

## **DISCUSSION**

The Committee reviewed the draft ordinance changes prepared by C. Tazelaar and C. Robertson to strengthen the demolition section of the Borough's Historic Preservation Ordinance. Proposed

APPROVED  
As of 4/1/2009

revisions included introducing the *Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* into the ordinance as it relates to demolition, and revising the demolition ordinance by replacing the word "or" with "and" under subparagraph (c) of 17A-193A. The proposed wording of the ordinance would be:

*Demolition or removal of a structure in a historic preservation shall be approved only if the applicant can demonstrate that the replacement development will conform to the standards and criteria set forth in Section 17A-193A, **and** that the building cannot be put to a reasonable use and its preservation will impose an undue hardship on the applicant.*

Additional suggestions included defining the term "demolition" in the ordinance, and consideration of the historic significance of the proposed structure to be demolished. A delay period prior to any demolition taking place was also suggested. There was general discussion of the proposed revisions. There was a general consensus to table the introduction of the *Secretary of the Interior's Standards* as it would require too many revisions to other sections of the ordinance and would delay the introduction of the much needed demolition changes. A motion was made to arrange an informal meeting with Karen Cayci, the Borough Attorney, to discuss the legal issues involved with the introduction of the changes.

At 10:10 p.m. J. Faggen moved that the meeting be adjourned. C. Tazelaar seconded. Motion carried.

The next regular scheduled Historic Preservation Review Committee meeting will be held on February 4, 2009.

Respectfully submitted,

Danielle Britton, Recording Secretary  
Historic Preservation Review Committee