

WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING
October 23, 2019

The regular meeting of the Planning Board was called to order at 7:05 pm on Wednesday, October 23, 2019 by Chair O'Brien in Meeting Room A of the Municipal Building.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the township bulletin board and filed with the municipal clerk on October 17, 2019.

ROLL CALL AND DECLARATION OF QUORUM

Sue Appelget
Linda Geevers
Curtis Hoberman
Andrea Mandel
Simon Pankove
Hemant Marathe
Gene O'Brien
Allen Schectel- Alt I
Anis Baig-Alt II

PUBLIC COMMENTS ON NON-AGENDA ITEMS

There were no public comments on non-agenda items.

LIAISON REPORTS

Environmental Commission: Ms. Mandel advised the Board that the Township has the opportunity to receive grants from Sustainable New Jersey in the total amount of \$150,000, i.e. nine grants in the amounts of \$10,000 and two grants in the amounts of \$30,000. The deadline is 10/31. The Commission is hoping to use grant money to purchase electric vehicles through the State Purchasing Organization for the Parking Authority or some other municipal organization. She is not sure if the money would be able to be used for that.

Sustainable Jersey Silver certification is still in review. Ms. Mandel believes there are enough points for Silver Certification, but right now there is nothing official. She is hoping that next time she will have a final answer on that.

Affordable Housing Committee: Mr. Schectel advised the Board that he is pursuing additional money for the Princeton Baptist Church House renovation and that the repair of the driveway is going to cost approximately \$25,000. Chairman O'Brien asked about when the request would come in for the money. Mr. Surtees answered that they are working on an agreement with the Baptist Church and the funding will be certified at that time. The amount is \$295,000.

MINUTES:

August 14, 2019

Ms. Appelget pointed out the following changes:

- Page 1, Ms. Appelget was listed as Mr. Appelget and it should be Ms. Appelget.
- Page 3(c) "be considered a subsequent change," should be changed to "be considered a substantial change."
- Page 4, 5th paragraph "Mr. Timiraos said that retail looks at day visibility," should be changed to "Mr. Timiraos said that retail looks at daytime visibility." Bear Branch Road should be changed to Bear Brook Road.
- Page 4, 12th paragraph "Reason for considering re-zoning is to allow offices," should be changed to "Reason for considering text amendment is to allow offices on the first floor."
- Page 7, 13th paragraph, typographical error, Tk8he should be changed to The.

Mr. Hoberman made a motion to approve the 8/14/2019 minutes. Seconded by Ms. Appelget. Approved by voice vote. Mr. Schectel, Mr. Pankove and Mr. Baig abstained.

APPLICATIONS:

**a) PB19-19 Caspersen Rowing Center
Courtesy Review
Block 25, Lots 7 & 10; South Post Road & Lake Mercer
MLUL: 11/27/19**

Clint B. Allen, Esq. Attorney for the applicant, explained that he represents Princeton National Rowing Association (PRNA) acting on behalf of Mercer County. PNRA is working with Mercer County to create an expansion of the existing Caspersen Rowing Center (CRC) in Mercer County Park. Mr. Allen is acting as an agent for the County in this application and is before the Board as a courtesy review. He would like the Board to understand what the project is about and assure that it is consistent with Township Master Plan.

Ms. Appelget inquired as to why this is not a concept plan review. Mr. Allen stated he is acting on behalf of a governmental agency, and therefore, it is a courtesy review.

Mr. Allen explained that there is a growing demand and interest from the community in the CRC and therefore, the CRC is proposing a 40,000 square foot expansion to the existing Rowing Center. The first phase is a 14,000 square foot, two story addition, under the height limit of 35 feet. The CRC is also proposing to improve the parking lot by adding 128 stall parking spaces. There will also be a gravel area that can accommodate an additional 81 vehicles. The gravel area can also accommodate large trailers and allow them to turn around. On regatta days and big events days, the gravel area can be used as additional parking. The plan includes improving grading and drainage.

Three witnesses for the applicant were sworn in. No objections to the witnesses being considered experts were made.

Thomas E. O'Shea, P.E., Van Note – Harvey Associates, Inc., Sworn

Kristopher Grudt, Executive Director, Princeton National Rowing Association, Sworn
David A. Schragger, Architectural Designer, Studio Hillier, Sworn

Exhibits

A-1 Existing Conditions Plan of Caspersen Rowing Center Expansion

A-2 Site Grading Plan

Mr. O'Shea provided explanations of Exhibit A-1 and pointed out the layout of the current site.

Mr. O'Shea also provided explanations for Exhibit A-2, the Site Grading Plan which illustrates the proposed expansion in phases. They currently have DEP approvals for freshwater wetlands and flood hazard. The Emergency Services launch site will be improved. They are also proposing a paved parking lot containing 128 spaces and 81 gravel area parking spaces, 209 parking spaces in all. Parking will be eliminated in the front. Constructed wetlands basin has been reviewed and approved by the State as part of Flood Hazard Application. There was a concern about an existing path on the west side of the lake. There is an open channel and a timber bridge that crosses it and meets standards for bikes and pedestrian.

Ms. Mandel asked what the bridge leads to. Mr. Surtees advised that the bridge leads to trails.

Mr. O'Shea explained that the proposed renovation would include the removal of approximately 2/10 acre of trees. As part of the project and part of the DEP approval, 229 1.5-inch caliper trees (all native species) will be planted on the nearby farm field. Also, three areas of 70 shrubs and meadow grasses will be planted.

Regarding lighting, Mr. O'Shea stated that the lighting has already been upgraded and the new light fixtures will be LED. The lights will be dark sky compliant.

Mr. O'Shea referenced Mr. Guzik's memo and stated the following. Section 1.01, the original report spoke about three stories. It will be revised to two stories. Next month there is a courtesy review with Mercer County Planning Board for site plan. Also, they must apply for Mercer County Soil Conservations district because they are disturbing more than 5,000 square feet. Mr. O'Shea wants to work with Mr. Guzik on sanitary flow numbers, because they are not having more people on a daily basis. Sanitary flow numbers would be provided to SBRSA, but do not have to be submitted to DEP. Item 1.03 regarding dumpster enclosures, Mr. O'Shea stated that the two 40-yard dumpsters will be relocated and put in an enclosure. Mr. Hoberman asked if that is part of Phase I, and Mr. O'Shea stated yes. Mr. O'Shea stated that if they need to bring fill onto the site, it will be certified clean fill.

Mr. O'Shea referenced Item 1.05, NJDEP conditions on approvals they already have. There is a three-year reporting on survivability of plants. After three years, 85 percent must survive or be replaced. Trees need to be protected from deer rub. There needs to be a split rail fence to separate drive from vegetative strip. Work in lake is restricted to period from May 1st through June 30th.

Mr. Hoberman asked if the docks are removed. Mr. O'Shea answered that docks are not removed. Mr. Grudt added that waterfowl stay around because of docks.

Mr. O'Shea discussed the width of the South Post Road and stated that moving the parking to the back of the property and restricting speed on the road makes it safer than the present configuration. He added that there will be a bike rack available near the boathouse.

Ms. Appelget stated she is worried about the driveway. She stated that she was there, and it was difficult to drive by the students holding oars. Mr. Pankove stated the concern is, if the road has two-way traffic, the area is too narrow for pedestrians carrying oars or boats. Mr. Grudt stated that rowers walking on the road carrying oars or boats is not a normal occurrence.

Ms. Geevers asked if there would be security cameras. Mr. Grudt stated there would be.

Chairman O'Brien asked if there is anything to preclude making the road wider. Mr. O'Shea stated that the wetlands preclude making the road wider.

Ms. Mandel asked how many days a year would they need that much parking. Mr. Grudt stated that there are buses carrying approximately 450 junior athletes as well as 60 to 70 cars on a regular basis. On regatta days there are an additional 50 or 60 cars. Dragon boat groups also use the facility. Parents are sometimes told to wait for their children out at fields near Conover Road because of lack of parking,

Ms. Mandel asked if people can still watch fireworks from the area. Mr. Grudt stated that access will not be restricted.

Chairman O'Brien asked if a formula was used to arrive at the number of parking spaces. Mr. O'Shea stated there was no formula.

Ms. Appelget asked where the buses will park. Mr. Grudt stated there will be an area designated for bus parking.

Mr. O'Shea continued to discuss Mr. Guzik's memo:

2.04, there are seven barrier free parking spaces and a striped crosswalk.

2.06 is the designated area for boat loading. One of the spaces could be along the gravel area.

2.07 is light fixtures. All future lights will be LED.

3.02, asked about the Operation and Maintenance Manual. As long as the County doesn't have an issue, they will record it as well as DEP permits.

4.0, utilities, the lift station does not have to be moved.

4.02, a question about emergency generator. No plans for an emergency generator.

Ms. Appelget asked where the manholes are and asked if they would stay elevated. Mr. O'Shea stated they need to remain elevated.

Chairman O'Brien asked if there are any plans on providing electric vehicle charging area? Mr. Grudt stated that they have not contemplated that yet.

Ms. Mandel asked if they considered using a more pervious asphalt in parking lot. Mr. O'Shea stated no because there will be a lot of vehicles turning and that grinds up porous pavement.

Township Engineer Francis Guzik, PE was sworn

Chairman O'Brien asked if Mr. Guzik is comfortable with Mr. O'Shea's explanation evaluating the capacity of the sewer. Mr. Guzik stated he is comfortable and that he doesn't expect a big increase in wastewater generation.

Mr. O'Shea stated the project is being completed in little sections, and the sanitary sewer review will be done with Mr. Guzik and the Township.

Mr. O'Shea provided the following exhibits.

A-3 Building Elevation

A-4 Building Elevation

A-5 Building Floor Plan

Mr. Schragger explained Exhibit A-3 through A-5.

A-5 - Phase one consists of a 14,000 square foot addition and consists of a common area with café, lobby, kitchenette and bathroom facilities. There is a repair/storage bay and overhead doors that open to the lake side. There is also a weight room, physical therapy room, locker rooms, and ADA/unisex locker rooms. The first floor will have a covered walkway to existing building. There will be a conference area on the second floor which opens to observation deck; restrooms; and rowing room that houses rowing machines and can also be used as a multipurpose room.

A-3 represents the exterior of the building. The new stucco and metal paneling will match the existing paneling, stucco and trim.

A-4 represents the view from lake.

Mr. Hoberman asked if the functions of the property would change with other phases. Mr. Schragger stated that the existing functions will stay the same, just on a larger scale, like a larger café, and possibly a museum to show history of the sport of rowing.

Mr. Hoberman asked if the increase in occupancy load of the building was taken into consideration when figuring out parking. Mr. O'Shea stated that he expects that the 209 spaces will handle the increase.

Ms. Mandel asked if they are envisioning this going beyond the rowing community as she is concerned about traffic on South Post Road and Conover Road. Mr. Grudt stated that he does not anticipate increasing the traffic at the present peak times. They would like to see more programming during the day, but do not see a huge increase in the overall traffic.

Mr. Pankove asked if they anticipate having more tenants. Mr. Grudt stated that the space on the lake is limited. There is a large after-school presence, and the rowing center will also support the national team. The facility is one of seven Olympic training sites in the country.

Ms. Geevers asked if there were any issues with water contamination in the lake. Mr. Grudt stated that every year they test the lake, and it is at the cleanest level.

Ms. Appelget asked if anyone can use this facility. Mr. Grudt stated that there are programs that anyone can join. There are learn-to-row days and learn-to-row programs so the public can learn and participate.

Ms. Appelget asked which parts are dedicated for public use. Mr. Grudt stated the public bathrooms, adult summer rowing, and Mercer Masters programs have access to everything; and that they are trying to expand the facilities to non-rowers.

Chairman O'Brien wanted confirmation that the proposed expansion is in accordance with West Windsor Master Plan.

Mr. Burgis stated that the property is designated as recreation and open space and is consistent with the master plan.

Mr. Burgis asked if there are spaces delineated for buses. Mr. Grudt stated there will be designated bus parking.

Public comments –

Miguel Vilaro, 216 North Post Road

Mr. Vilaro thanked the applicant for the investment in the facility. He stated that he enjoys seeing the area being developed but is concerned about the hiking path. He stated that it's difficult to access sometimes and asked if there will signage to help guide residents. Mr. Grudt stated that he would support having the trail marked.

Mr. Vilaro also stated that it is difficult to access the lake for local residents unless you drive. He asked that there be more investment into creating more access to that area. Mr. Vilaro stated that stand-up paddle boarding is not allowed on the lake, but it is a booming sport and it would be nice to see more access to the lake.

Chairman O'Brien asked about Mr. Vilaro's comments regarding Penn Lyle and North Post Road. Mr. Vilaro stated that there is only a sliver of access for pedestrians or bikers and would like to see easier access to the lake for bikers and hikers. Mr. Hoberman asked Mr. Surtees and Mr. Burgis if the Planning Board can consider these issues when they review the circulation element.

Chairman O'Brien asked if a date is set to appear before Mercer County Planning Board and asked if the issues regarding the hiking trails can be shared with them.

Ms. Mandel remarked that the Eagle's nest is near that area and people should maintain a safe distance.

Mr. Schectel asked which schools participate. Mr. Grudt discussed public and private schools.

Chairman O'Brien asked about the legal significance of the "road closed" sign at the intersection of Conover and South Post Roads. Mr. Grudt stated that he does not know if there is any legal significance. Mr. Guzik explained that the Township vacated that part of the roadway when the lake was constructed. He will talk to Public Works about having them removed and replaced, stating that maybe a "no outlet" sign would be more appropriate.

Motion to Close Public Session by Mr. Pankove, second by Mr. Schectel. Motion passed by voice vote. Ms. Appelget asked if the Township is going to inspect the property. Mr. Surtees stated that the Building Department will, but engineering won't. Ms. Appelget asked if the Rowing Center pays inspection fees. Mr. Surtees stated they posted escrow to cover staff time for Township reviewing plans and conducting inspections. Ms. Geever stated that the Township should not have to foot the bill for the inspection fees.

Ms. Geevers made a motion to support the initiative of the expansion of the Caspersen Rowing Center. Second by Mr. Pankove. Board polled – 9 -0 motion approved.

b) PB19-18

**Nassau Park – Target Stores
Minor Site Plan & Sign Waiver
Block 7, Lot 78.03; 500 Nassau Park Blvd
Property Zoned:B-3 District
MLUL: 11/27/19**

Amee S. Farrell, ESQ, Kaplin Stewart

Ms. Farrell stated that Target is in the middle of a rebranding campaign and is requesting signage renovations and updates on the existing Target building located at 500 Nassau Park Blvd. Updates include the replacement of existing signs, the addition of one new sign, repainting, and updates to existing light fixtures.

Exhibits:

- A-1 Aerial
- A-2 Existing Condition images
- A-3 Proposed Elevations
- A-4 Sign Package
- A-5 Surrounding Existing Signage
- A-6 Staging Area Plan

Tony W. Diggan, P.E., Kimley Horn, was sworn, accepted as expert.

Sam Surtees, sworn

Joe Burgess, PP sworn

Dan Dobromilsky, LLA, PP, LTE, sworn

Mr. Diggan described Exhibit A-1, Target in Nassau Park Pavilion, 500 Nassau Park Boulevard, Block 7, Lot 78.03. The lot is 127,102 square-feet.

Exhibit A-2 is a representation of the existing façade. Mr. Diggan explained that paint colors would be changed. The colors to be used are River Reflection, Stonehouse and Muslin.

Exhibit A-7 added – Paint samples.

Ms. Mandel asked if the word Target is now going to be in white? Mr. Diggan referred to Exhibit A-1 and stated that the red bullseye will be switched to a white bullseye.

Mr. Diggan explained the existing sign is 187 square feet, and the new proposed sign is 317.5 square feet. Mr. Diggan continued to explain paint colors on the façade. Mr. Dobromilsky asked if the base of building is going to be different color and whether the brick would be painted. Mr. Diggan stated that the brick will be painted the River Reflection color.

Mr. Diggan and Mr. Dobromilsky discussed whether all brick is being painted. Mr. Dobromilsky asked if the red band would be painted. Mr. Diggan stated he does not know.

Ms. Mandel asked if the brick behind the target will be painted. Mr. Diggan stated it will be Stonehouse color.

Mr. Dobromilsky asked if it is possible to leave base color the way it is. Mr. Schectel asked for clarification regarding Exhibit 3, first page, line 2. Mr. Diggan stated it reads that the existing brick will not be painted. Mr. Diggan stated that they will work with Township professionals to figure it out.

Mr. Dobromilsky reminded Mr. Diggan that the Board approves the changes, not the Township professionals.

Chairman O'Brien stated that the witness was recanting his previous statement.

Mr. Diggan referred to Exhibit A-3. He stated the door frames will be painted with River Reflection and the CMU will stay as it is. The top section, which is currently white will be painted Stonehouse. It is a concrete brick material. Nothing else changes, and purple items remains purple. The doors will stay red.

Mr. Muller asked if Exhibit A3 is correct. Ms. Farrell stated that it is accurate, but they will mark it up to make it more understandable.

Mr. Dobromilsky asked if the top, which is white now, will be changed to Stone House. Mr. Diggan stated the band at the top will be painted Muslin. The red band that goes through the middle will not be painted. The band at the bottom will stay as it is. The auxiliary doors will be painted River Reflection.

Chairman O'Brien asked about the smaller sign. Mr. Diggan provided an overview of the smaller sign, of which the purpose is to direct shoppers where to pick up items for on-line orders. Mr. Dobromilsky asked if there will be designated parking spaces for pick up. Mr. Diggan stated there is order pick up, ship-to-home and drive-up transactions. For drive-up transactions, the customer is given a time frame to arrive; they drive up to the store; pull into a parking area; and a Target employee comes out with packages.

Ms. Appelget asked if this drive-through will be installed in Nassau Park. Mr. Diggan stated it is not a drive-through, but a drive-up, and it will consist of four parking spaces.

Mr. Dobromilsky asked if the customer is advised where to go for the pickup. Mr. Diggan stated he could not verify that, but that there will be a lit sign that says drive-up.

Chairman O'Brien asked if order pickup mean that a customer parks their car in a marked space, walks inside, and picks up their item. Mr. Diggan stated the customer will park and go into the store and pick up their item. There is no designated parking spot for pick up. There are four spaces dedicated for the drive-up customers.

Chairman O'Brien asked how the roadway is marked in front of the store. Mr. Diggan explained A2 illustrates a striped area for pedestrians.

Mr. Hoberman referred to Tab 4, page one, Target lettering, and stated that he hopes that the lettering does not protrude above the line and will be aligned with all the other letters. Ms. Farrell stated that they will.

Mr. Burgis asked how they are rationalizing their request to waive the statute regarding the second sign. Mr. Diggan stated that better way for customers to pick their orders up.

Chairman O'Brien stated, if someone placed an order with Target with the understanding that they were going to pick it up and there was just one front entrance, it would be the only ingress to the store. If Target had more than one entrance, then there may be confusion on the part of the customer.

Mr. Hoberman asked if the Target app can tell the customer where to pick it up. Mr. Diggan stated yes.

Ms. Mandel stated if they need to go quite close to store to see sign for pickup; they already know where they're going. Concerned customers are going to think the white-out area is to park for in- store pick up.

Mr. Hoberman stated he doesn't understand why extra signage is needed. Mr. Schectel stated that the way the layout is, it's not possible for anyone to go around the back to pick up.

Ms. Mandel stated Target would be better off putting a sign in back saying no vehicles. Mr. Schectel stated that customers can't find their way back there.

Mr. Muller explained that the sign could easily be confused as a sign for order pickup. Mr. Hoberman stated he agrees, but that most likely a Target customer knows where to go.

Ms. Farrell stated that she understands their concerns regarding the pickup sign and agreed to withdraw the request for the pickup sign.

Chairman O'Brien asked if any board members object to the changes in the larger Target sign and all answered they had no objections to the new sign.

Mr. Burgis stated that the new sign falls below standard for size.

Mr. Dobromilsky stated that the landscaping will not be modified and asked for an explanation regarding the sconce lights on the building. Mr. Diggan stated the sconce lights are frosted material and the light is diffused.

Mr. Dobromilsky suggested that the area for the staging be moved 45 feet to the east because it could be blocking stalls for other stores. Mr. Diggan stated that the farther away it is, the more staging occurs in pedestrian traffic.

Chairman O'Brien asked if Mr. Diggan could outline where the staging area will be. Mr. Diggan explained that the staging area is in the southwestern most portion of Target parking lot. Chairman O'Brien suggested the area be moved a whole width over. Mr. Dobromilsky suggested making it a condition that full drive aisle parking open on both sides and then work it out. Mr. Schectel asked how long this project would take. Mr. Diggan stated they will start in March, and it will take three months.

Motion made by Mr. Pankove to close the public hearing, second by Mr. Schectel – motion carried by voice vote.

Application to approve waiver for rebranding Target Store. Mr. Pankove made a motion to approve the rebranding signage, minus the smaller sign and granting two waivers and subject to two conditions, second by Mr. Schectel. No further discussion. Board polled, 9 - 0 – motion passed.

Next meeting will be November 6.

November 13th will be first meeting for review of the Land Use Element of the Master Plan.

With no further business Chair O'Brien adjourned the meeting at 9:52 pm.

Respectfully submitted,

Rita Bergen
Recording Secretary