

WEST WINDSOR TOWNSHIP PLANNING BOARD  
REGULAR MEETING  
January 15, 2020

The regular meeting of the Planning Board was called to order at 7:07 pm on Wednesday, January 15, 2020 by Chairman 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 January 9, 2020.

**SEATING OF NEW OR RE-APPOINTED MEMBERS**

The following board member was sworn in: Allen Schectel (Alternate Planning Board Member Number 1)

**ROLL CALL OF MEMBERS**

Anis Baig  
Linda Geevers  
Kurtis Hoberman  
Michael Huey  
Simon Pankove  
Michael Karp  
Allen Schectel  
Chairman Gene O'Brien

**PUBLIC COMMENTS REGARDING NON-AGENDA ITEMS**

None

Chairman stated that Consent Agenda and Liaison Report agenda items would be deferred until later.

**APPLICATION:**

PB 18-09  
Trustees of Princeton University  
General Development Plan  
NW Corner of Washington Road & US Route 1  
Block 3, Lot 1.01

Counsel Muller confirmed that the Board has jurisdiction.

Richard Goldman, Esq., Drinker Biddle

Mr. Goldman introduced Mr. Kyu Whang, Vice President of Princeton University Facilities.

Mr. Whang read an opening statement regarding the general development plan for a Lake Campus for Princeton University. The vision for the land is to become a model 21<sup>st</sup> century campus with housing,

athletics, administrative, collaboration and research space designed in a cohesive, sustainable manner as supports the University's academic and research mission. The GDP will provide the University with a level of certainty it needs to support its long-term planning to support academic and research programs.

The following witnesses were sworn in for the applicant:

Ron McCoy, Architect

Phillip Caton, PP Planning Consultant

Kim Jackson, Transportation and Parking Services Director

Georges Jacquemart, Traffic and Parking Designer

Lucas Wihlborg, Lighting Designer

Tom O'Shea, PE Civil Engineer

Richard Reading, Economic Consultant

Sandra Brock, Civil Engineer

Mr. Goldman provided a synopsis of the General Development Plan (GDP) and explained that it is used to begin a project with a general overview and to designate the location of uses and general densities. The GDP does not allow for building; it is a planning document. After the GDP is approved, the applicant still must come before the Board with site plan applications. The GDP allows the University to collaborate with the Township of how the property will be developed over the years. The Land Use Plan begins to lay out the areas where different uses will go. It is not intended to be a formal site plan.

Exhibit A-1 marked - General Land Use Plan Sheet No. 7 dated December 11, 2019

Mr. Goldman explained the timeline of Lake Campus Development.

Exhibit A-2 marked – Process and timeline of Lake Campus Development

Exhibit A-3 – GDP ordinance requirements. Explains what needs to be included in the GDP application.

Mr. Goldman explained there are one waiver and 12 variances for scale and one variance for height of the light poles at baseball and softball fields to meet NCAA requirements. Mr. Goldman added that the University meticulously designed projects to be in alignment with West Windsor ordinances.

### **Ron McCoy, Architect**

Mr. McCoy provided the history of and the vision for the property. The land was initially acquired by the University in 1922, and additional farms were acquired in 1945 and 1948. The overarching commitment is to create a state-of-the-art campus that is an ideal setting for education while using the same careful planning as at the existing campus.

Benefits for community are opportunities for social and cultural events, commitments to maintain and improve infrastructure, enhance state of the art stormwater management, have a fiscal presence in the community, encourage economic development and be a model for sustainability.

Keys to creating a vibrant campus is to make it active throughout different parts of the day via housing, athletic venues, academic partnership buildings, and community spaces, among other things.

The vision is to create a connected, walkable and bikeable location and to foster an ethos of sustainability by providing enhanced stormwater management and aggressive reduction of single occupancy vehicles. Plans include the use of Geo Exchange heating and cooling systems.

Mr. McCoy stated that architects have been selected and are in the early stages of designs. The University will come forward with site plan applications later in 2020. He provided an illustration of a centralized campus walk, landscapes, vistas, shaded places, gathering places, courtyards and diverse contemporary architecture.

Mr. McCoy reviewed the General Land Use Plan (slide 20) illustrating athletic fields, residential buildings, educational/research facilities, administrative facilities, support/maintenance/utilities and future development. The campus is organized around a central yard. There will be a respect for natural woodlands, a healthy setback from Washington Road, and a network of pedestrian and bicycle spaces. The University would like to put a bike path along Washington Road.

The sequence of the plan is site development, geo-exchange, parking, campus walks, roadways and open landscapes. Next will come the softball facility, graduate housing and a racquet center.

The Lake Campus Connector will become a street that will go through the campus. The University would like to make it a complete street designed for pedestrians and cyclists.

**Phillip Caton, Clarke, Caton, Hintz, Professional Planner, previously sworn, accepted as an expert in planning**

Mr. Caton discussed the approvals that are being requested by Princeton University (Slide #25). The University's plans consist of up to 500 units of Post-Doctorate/Graduate student housing and up to 985,000 square feet of nonresidential uses (education, athletics, support, retail) over the next 20 years.

Mr. Caton explained one of the key design aspects is the Millstone By-Pass Lake Campus Connector (Slide 26). The Connector parallels Route 1 and the goal is to take the concentration of traffic off of Route 1 and Washington Road.

Chairman O'Brien asked how 1/3 of distance to other property converts to feet after Route 1 has been expanded. Mr. Caton does not have that information, but stated that the historic district is .7 miles long, one-third of that is approximately one-quarter mile.

Mr. Goldman stated that all setbacks are considering the widening of Route 1. Mr. Goldman also stated that the Lake Campus Connector location is relatively consistent with the location of Canal Pointe Boulevard and it sets a framework that might be useful in the future. Chairman O'Brien asked if the connector road would be a straight line to Canal Pointe Boulevard in the future. Mr. Goldman stated that it would be.

Mr. Caton continued. There are environmental impact concerns regarding the 2002 Master Plan proposed connector road. Mr. Goldman stated that the DRCC regulations do not permit building a road that brings traffic into the new Zone A. Nursery Road is going to be diverted to a pedestrian walkway and closed to

traffic. Mr. Caton stated that they moved the roadway suggested in the 2002 Master Plan to 1,250 feet from the canal. The 2002 Master Plan shuts off the core University from the Lake Campus. The University's goal is to facilitate movement between the two campuses. Numbers 3, 4 and 5 on Slide 26 are potential alignments to complete the connector road.

Mr. Caton discussed near term (0-10 year) goals and mid-term (11-20 year) goals and asked that the phasing be flexible as long as square footage stays the same. Chairman O'Brien asked if the Lake Connector Road would be under mid-term goals. Mr. Caton stated yes.

Mr. Goldman stated they are also proposing a solar component in the near term. This will be the field south of the PSE&G new substation. Chairman O'Brien asked if it would be visible. Mr. Goldman stated that it would be screened, bermed and landscaped so that it is not visible.

Mr. Caton discussed the permitted uses and bulk standards and stated that he is very comfortable in terms of all standards. There is a request for a height variance for accessory lights at the baseball and softball fields. For the softball field, four lights at 70 feet and two at 80 feet, and the baseball field 4 standards at 100 feet and 4 standards at 80 feet. The University is seeking relief for 12 light standards, eight at 80 feet and four at 100 feet. Mr. Caton discussed the integration of the fields into the site. The closest residence to the lights is 1,485 feet and owned by the University.

Chairman O'Brien asked about calculated and allowable FAR? Mr. Caton stated that they have gone through FAR calculations with the West Windsor staff and that they have agreed with FAR.

**Lucas Wihlborg, lighting designer, Atelier Ten, previously sworn, accepted as lighting expert**

Mr. Wihlborg discussed lighting designs and variance for height of athletic field lights. Mr. Wihlborg stated that old style lights create glare and are seen from far away. The newer lighting illuminates the fields better with less glare and are also less visible from a distance. He showed two slides (31 & 32) illustrating different lighting techniques. Mr. Wihlborg explained that a higher pole provides a tighter aiming angle. NCAA requires uniformity. If the poles are lower, it may be necessary to add more poles.

Ms. Geever asked if any West Windsor residents would see the lights. Mr. Wihlborg stated no Township residents would have lights shining in their windows.

Chairman O'Brien asked what windspeed the light poles could withstand. Mr. Wihlborg stated that that is not known at this time, but that the light poles will be strong.

Mr. Huey asked for elaboration regarding ball tracking lights. Mr. Wihlborg explained that rather than using large lights pointing up, they point the lights down and have small ball tracker lights pointing up.

Mr. Hoberman commented that he has issues with the orientation of the baseball fields. Mr. Goldman stated that the fields have not been engineered yet. Mr. Hoberman stated that if it is a GDP and very general, why is lighting so specific. Mr. Goldman stated that it is necessary as the lighting is required by NCAA, so it is fundamental to the plan. Mr. Hoberman feels that it implies that the baseball field is set in stone.

Mr. Karp asked what if housing is built closer to the lights? Mr. Goldman stated that only the University could build on that land.

**Georges Jacquemart, VFJ Planning, accepted as expert in Traffic Engineering**

Mr. Jacquemart discussed the circulation plan (Slide 36). He described eliminating intersections and adding new intersections along Washington Road. He stated that there is a need to upgrade the function of intersections. He is not sure at this time if there will be roundabouts, but there will be new 2-lane roadways on campus (one lane in each direction). There will also be facilities for pedestrians and bicycles. The goal is to create a pedestrian friendly environment. A bike path will connect to the regional bicycle path.

Mr. Jacquemart showed photos of existing bicycle/pedestrian paths (Slide 37) and stated that the University wants to continue to add to and enhance these paths.

Mr. Jacquemart discussed circulation and traffic. He stated that all roads will be privately owned and maintained by the University. A Traffic Impact Study was completed (Slide #39) which analyzed seven intersections in West Windsor for near-term and nine in mid-term scenarios. The study took into account future developments, future Route 1 widening and major traffic improvements in the future.

Chairman O'Brien asked why the Penn's Neck Commercial Redevelopment Area was not taken into consideration during the traffic plan. Mr. Jacquemart stated he is not aware of Penn's Neck Redevelopment and worked with Township Staff when creating the traffic plan.

Mr. Pankove asked if there would be on-street parking. Mr. Jacquemart stated some of the roads may have some localized on-street parking as well as parking lots.

Mr. Jacquemart Identified the need for improvements at Route 1 and Washington Road and stated that the State plans for Route 1 should improve conditions. He added that traffic impact and monitoring plans will be important as project goes forward.

Mr. Jacquemart stated that the University does not need a variance or waiver for parking as they are allowed to adjust parking ratio for athletic events and do not have to allow for parking for all attendees because many of the attendees are already on campus. At this time, there are 2,695 parking spaces and they can be used for other purposes. Mr. Huey asked about page 12 of presentation and asked if parking spaces will accommodate everyone at peak times. Mr. Jacquemart stated that all parking is shared and there is no specified parking for any one group.

Mr. Jacquemart discussed the potential campus connectors. Mr. Hoberman asked about expanding Washington Road in the future. Mr. Goldman stated that is a County road and also that would be addressed at the time of the site plan review.

**Kim Jackson, Director of Transportation and Parking Services, Princeton University, previously sworn**

Ms. Jackson discussed the "Revise Your Ride" program at the University which has over 1,800 participants. This program has reduced the need for over 700 parking spaces. This year there are only 50 students who park on campus. Parking on the Lake Campus will be for the employees of the Lake Campus.

A new parking system has been launched consisting of virtual permits and license plate recognition. It allows visitors or day parkers to register a car for the day. Everyone is assigned to a location.

Tiger Transit System will be extended to the Lake Campus. Athletes and graduate students will use this service to move between campuses. Tiger Transit is open to the entire community. A parking report is submitted to Princeton annually and the University will also submit one to West Windsor annually for the Lake Campus.

Ms. Geevers asked about the public using the parking spaces on the weekends and if they would be charged. Ms. Jackson stated that there would be no fee for parking in the evenings or weekends.

Mr. Hoberman asked about scooters and whether a commercial company is coming regarding scooters. Ms. Jackson stated that at this time there is no plan on using a company to supply scooters.

Mr. Schectel asked about a new ice hockey facility and will the parking associated with it be available to general public. Mr. Goldman stated that that parking would be available to the public if a new arena were to be built.

**Richard Reading, Economic Analyst and Consultant, Richard B. Reading Associates, accepted as a financial expert**

Mr. Reading discussed the anticipated fiscal implications of the Lake Campus. First, he explained that due to the educational nature of the site, much of it would be tax exempt. It is projected that Lake Campus housing would yield 924 residents and seven school children, and it would employ 2076 employees.

Mr. Reading stated that some revenues generated would offset the costs. Mr. Goldman explained that, if a third party builds and owns a property and leases it to the University, that would not be tax exempt. If a hotel were permitted on the property, it would not be tax exempt. Right now, all uses are educational, which is tax exempt, but none of that has been determined yet.

Chairman O'Brien asked Mr. Reading to discuss the bottom bullet on page 1, Tab 9 regarding net surplus revenue. Mr. Reading stated that based upon the assumptions set forth, West Windsor would experience a deficit of \$460,000, the school district would realize a surplus of \$780,000, with a deficit of \$12,000 for the County. Overall surplus for the Township and school district combined is \$320,000.

Ms. Geevers asked about Appendix 2-4 showing a deficit and asked how the costs are allocated. Mr. Reading stated Appendix 1 shows how costs are allocated. Mr. Goldman stated that the University has its own trash collection, security, and snow removal and doesn't rely heavily on the municipality for those services. Ms. Geevers made recommendation that tax assessor review fiscal impact report. Mr. Goldman reminded the board that this is just a model.

Mr. Hoberman asked if they anticipate any collaboration facilities will be taxable. Mr. Goldberg stated that this pertains to research facilities collaborating with corporate entities. The tax assessor will determine whether that's a taxable relationship.

Ms. Geevers asked if they have spoken to police or fire regarding who will have jurisdiction. Mr. Goldman stated that it is still conceptual, but that the University has a history of managing these issues and it will continue to do so.

**Kristin Appelget, Director of Community and Regional Affairs, Princeton University**

Ms. Appelget stated that there is an existing relationship between West Windsor and the Princeton Police Departments.

Mr. Pankove asked about current University housing leased by a third party. Mr. Goldman stated that a complex behind the YMCA was built by a private developer and leased back to the University.

Chairman O'Brien asked why the campus is labeled Lake Campus and not West Windsor Campus. Ms. Appelget stated that the campus is Princeton's campus and provided the example that the campus in Plainsboro is not called the Plainsboro Campus. Mr. McCoy stated that the lake is used as a defining point of orientation.

Ms. Geevers asked if third party builder could make Affordable Housing. Mr. Goldman stated graduate students do not qualify for affordable housing.

AT 9:44, the hearing on PB18-09 was suspended until 1/22.

**ENVIRONMENTAL COMMISSION REPORT**

Anis Baig discussed the new officers for the Environmental Commission.

The Commission discussed plastic single use bags and how to educate the community and businesses. The Commission is going to attempt to secure a \$10,000 grant from NJ Sustainable to educate the community about single use plastic bags. The deadline to submit the application for the grant is February 14.

The next meeting is 2/13.

The Green Fest will be at Rider University on March 14<sup>th</sup>.

**AFFORDABLE HOUSING COMMITTEE REPORT**

Mr. Schectel stated that the AHC has not met yet.

**CONSENT AGENDA**

Minutes: December 4, 2019; November 13, 2019; December 11, 2019

**12/4/19**

No changes. Motion to accept minutes made by Mr. Pankove, 2<sup>nd</sup> by Mr. Huey. Motion approved by voice vote.

**11/13/19**

Chairman O'Brien stated that the pagination needs to be corrected.

Mr. Muller pointed out the following:

- Page 2, next to last paragraph, "development ability" should be changed to "development rights."
- Page 5, 1<sup>st</sup> paragraph, "Mr. Novak stressed that this area" should be "that this document."
- Page 5, 8<sup>th</sup> paragraph, and throughout the document, Air B&B should be AirBNB
- Page 7, Kevin Moore's law firm is Sills, Cummis & Gross

Mr. Hoberman stated that in the second paragraph should read called out, not culled out.

Motion to accept minutes with changes made by Mr. Schectel, 2<sup>nd</sup> by Mr. Hoberman. Chairman O'Brien and Mr. Pankove abstained. Motion approved by voice vote.

**12/11/19**

Chairman O'Brien stated that the vote on Page 4, third paragraph, should be stricken.

Mr. Muller stated that Page 4, Paragraph 7 should read, "Fair Share Housing Center does not believe that it has to be 25% for Assisted Living Facilities."

Ms. Geevers pointed out that Mr. Patrino should be Petrino throughout the document.

Ms. Geevers pointed out that on Page 9, B-2A should be "Rabbit Hill Road," not "South Mill Road."

Motion to accept minutes with changes made by Mr. Pankove, 2<sup>nd</sup> by Mr. Karp. Mr. Baig, Mr. Hoberman and Mr. Schectel abstained. Motion approved by voice vote.

With no further business Chairman O'Brien adjourned the meeting at 10:05 p.m.

Respectfully submitted,

Rita Bergen  
Recording Secretary