

WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING
January 22, 2020

The regular meeting of the Planning Board was called to order at 7:05 pm on Wednesday, January 22, 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 15, 2020.

ROLL CALL OF MEMBERS

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

PUBLIC COMMENTS REGARDING NON-AGENDA ITEMS

None

ORDINANCE REVIEW

Ordinance 2020-03

(Ordinance amending the Princeton Junction Redevelopment Plan by modifying the RP-1 District)

Ordinance reviewed by Mr. Muller

Ms. Geevers stated that 95 units should be for senior housing and the rest should be mixed use housing, not age restricted, which will benefit the business community.

Mayor Marathe stated that the Board approved this ordinance twice and the developer and the Township agreed to the definition. The Mayor understands wanting to bring traffic in for retail, but is worried about having too much traffic. He urged the Board to keep the ordinance the way it was previously approved.

Mr. Hoberman stated that commuters and other community residents would also use the facilities.

Mr. Karp suggested if the developer feels that the retail isn't working, he can come back to the Board with a change.

Mayor Marathe stated this has already been discussed with the developer for three months and urged the Board not to make changes.

Chairman O'Brien stated that on the page 1, A(2)(a), the ordinance will change the term "age restricted housing" to "senior housing." The definition of senior housing has been expanded to show the different types of uses. He suggested that in B(2), end of 2nd line, "age-restricted" should be changed to "senior" to be consistent.

Chairman O'Brien pointed out Page 5, bottom of the page in (7)(a), the word "which" should be deleted.

Chairman O'Brien suggested that "(f)" should be underlined on page 8. Mr. Muller agreed.

Chairman O'Brien suggested that on page 10, the new (h) at the bottom, there needs to be an opening bracket (l).

Public comments regarding Ordinance 2020-03

Alison Miller – 41 Windsor Drive

Ms. Miller stated that in Section 8c it reads senior housing requires only 0.7 off street parking spaces per unit. Ms. Miller suggested that parking in senior housing should be the same as required for non-senior housing.

Chairman O'Brien asked Mr. Burgis about the language. Mr. Burgis stated that it is a large, mixed-use development and that 0.7 is very specific to this design, and he thinks it is acceptable.

Ms. Miller stated that since the ordinance allows non-nursing, non-dementia care, non-assisted living, the parking should be the same as non-age restricted units. She suggested letting the developer explain why they don't need parking, but don't take it out at the beginning.

Mayor Marathe stated this is near the train station and walkable communities have a different standard for parking than other areas.

Ms. Miller is worried that not enough parking will mean people won't go there. She doesn't want to see seniors not having as much parking as everyone else.

Mr. Kochenour stated that 0.7 spaces for senior housing is appropriate and acceptable by the Institute of Transportation Engineers for senior adult housing.

Motion made to close public hearing by Mr. Pankove, 2nd by Mr. Schectel. Motion passed unanimously by voice vote.

Motion to recommend adoption of Ordinance 2020-03 with four changes, noting it is consistent with the Master Plan, made by Mr. Schectel, 2nd by Mr. Pankove. Roll call of Board. Motion passed unanimously.

Ordinance 2020-04

(Ordinance amending the RP-1 District Standards)

Chairman O'Brien stated that the same changes discussed for 2020-03 will also apply to 2020-04.

Public Comments regarding Ordinance 2020-04

No public comments.

Motion made to close public hearing made by Mr. Pankove, 2nd by Mr. Schectel. Motion approved by voice vote.

Motion to recommend adoption of Ordinance 2020-04 with same changes as in Ordinance 2020-03, noting it is consistent with the Master Plan, made by Mr. Pankove, 2nd by Mr. Schectel. Motion approved unanimously by roll call vote.

CONTINUATION OF APPLICATION PB18-09

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

Richard Goldman, Esq., Drinker Biddle

The following witnesses were previously sworn in for the applicant:

Ron McCoy, AIA 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, CME I Civil Engineer
Richard Reading, Economic Consultant
Sandra Brock, Civil Engineer

Mr. Goldman stated that the presentation of Exhibit A-2 would begin on Page 47.

Tom O'Shea, Civil Engineer, previously sworn

Mr. O'Shea discussed Slide 47 and the different types of open space on the Lake Campus. 56% of the property is open space.

Mr. Hoberman asked about the area excluded from the GDP. Mr. O'Shea stated that that area is the only portion that is zoned R-2. They are anticipating that over time this area will be rezoned.

Mr. O'Shea explained slides 48 through 50 and explained how open space will be used. There will be, among other things, softball, rowing, concerts, active recreation, fireworks, and ice skating on Lake Carnegie.

Regarding the Environmental inventory, Mr. O'Shea stated that the University has planted a 2nd and 3rd row of Elm trees along Washington Road. Mr. O'Shea discussed the D&R Canal Historic District, the Lake Carnegie Historic District and the University's plan to maintain access to the Penn's Neck Cemetery.

Mr. O'Shea discussed Slide 52 and 53, which illustrate the environmental constraints along the lake and the canal flood plain, flood hazards, fresh water wetlands, wetland buffers along the lake and canal, and the green belt. He stated that the development will be sensitive to environmental constraints.

Mr. O'Shea discussed Slide 55, which illustrates near-term utilities. Existing utilities are along the canal; sanitary and sewer service will be expanded by gravity to serve the rest of the lot. Water will be connected to lower Harrison, tying into a 12- inch water main on Route 1.

The University's goal is to be carbon neutral by 2046. There are a series of energy technologies such as geo exchange and solar. The University is expecting 14% of power to come from solar power in West Windsor.

Regarding electric, the University has a substation which will serve the Lake Campus.

The University's fiber optics will also serve the Lake Campus.

Mr. O'Shea discussed Slide 56, mid-term potential utilities. The plan is to connect into the 16-inch water main on Alexander Road. The University is working with NJ American Water.

Mr. Muller asked about geothermal tanks. Mr. Goldman stated that tanks associated with geo exchange program will be substantially less than those in Princeton and will comply with height restrictions.

Sandra Brock, Stormwater Management, Nitsch Engineering, previously sworn
Will not be accepted as an expert as she is not licensed in NJ, but she can testify.

Ms. Brock reviewed near-term and mid-term plans for stormwater management, which are illustrated on Slides 59 and 60. She stated that the goal is to protect and enhance existing natural resources while meeting all local, County and State regulations.

The University's approach is to integrate stormwater function into the landscape. The University has placed a priority on stormwater and open space.

Ms. Geevers asked if any residents will be affected by this stormwater management plan. Ms. Brock stated that this plan will enhance current stormwater management.

End of testimony by experts

Mr. Goldman discussed the following:

- The University would like to own and manage the connector road. The University has provided three alternate connections with three potential rights of way. Any of those connections will have the land reserved for them. The University will make one connection. If the State decides to realign Harrison

Street, that would be a State project. The distance from the connector road to Route 1 would be 1050 feet in the future.

- Regarding the light poles, the University is asking for a bit of flexibility in case the fields are re-positioned and the poles need to be moved, but the spillage of the light will not exceed 250 feet.
- Regarding the fiscal analysis, the University usually enters into services type of agreements with the Township, and there are currently agreements in place with the police and fire departments.
- Mr. Goldman stated that, if approved, the Board will be approving the University's Land Use Plan, the calculation of densities and a breakdown of what is being improved (Slide #25).

Mr. Schectel asked about University's commitment to Affordable Housing. Mr. Goldman stated that right now the housing is student housing and therefore exempt. In the future, housing for faculty and staff will carry a 25% set aside.

Ms. Geevers asked if the University could make a donation to the Affordable Housing Trust Fund. Mr. Muller stated that the Township would rather have units than money. Mr. Goldman stated that this issue is at least 10 years in the future.

Mr. Goldman continued discussing the general layout of the circulation system, the connector road, and the driveway connections. He reiterated that the GDP is setting up a framework for development.

Mr. Kochenour discussed the connector road, and asked that it be put on the record that in order to have a connector road, one of those three connections has to be made. Mr. Goldman stated there are two potential connectors, of that the University is willing to build. There will definitely be a connector road.

Township professionals sworn in.

James Kochenour, PE Traffic Consultant

Joe Burgis, PP Planner

Sam Surtees, Township Land Use Manager and Zoning Officer

Francis Guzik, PE Township Engineer

Shawn Walsh, PE Environmental Consultant

Joe Burgis, Planner, Previously Sworn

Mr. Burgis stated that the issues raised in his report were addressed in the University's presentation, but asked for clarification regarding the 985,000 square feet of non-residential development in addition to 500 dwelling units and asked if that included the 10.28 acres. Mr. Goldman stated the 10.28 acres is not included. Mr. Burgis asked if any factor was given for potential development of the 10.28 acres. Mr. Goldman stated that the 48 acres were excluded from this application because they are not part of the GDP. Mr. Goldman stated the University anticipates including the 10.28 acres in the future, but they will have to meet the current FAR.

Mr. Burgis received clarification regarding light variances from Phillip Caton.

Chairman O'Brien referred to Mr. Burgis' report, first page, 3rd line, second line number should be 1.012.

Francis Guzik, Township Engineer, Previously Sworn

Francis Guzik discussed his 1/7/20 report and referenced Slide 23, regarding agreeing to reserve out the future rights of way for relocation of Harrison and the potential extension of the connector to existing Harrison and asked if those land areas could be netted out. Mr. Goldman stated that those roads should be treated as privately owned roads. The University feels that it is not appropriate to net out those land areas at this time since it is speculative.

Mr. Guzik continued to review the issues in his 1/7/20 report and stated that after the University's presentation, all issues have been addressed. Regarding the variance for parking, Mr. Guzik feels that it should be indicated in the approval that the board is deferring the issue of the parking deviation to the time of future site plans.

Mr. Guzik discussed traffic and circulation issues, mainly the revision to the Circulation Element of the Master Plan, deemphasizing Washington Road as the primary roadway into Princeton, and Harrison becomes the main crossover, which is not in the Master Plan as well as the potential connector roads.

Mr. Goldman stated that the University is willing to allow others (the Township, DOT, the County) to pick the location of the connection to the connector road. The University made the three options available to determine in the future what the best route will be. They will continue to conduct traffic impact studies in the future.

Mr. Huey asked about Page 5 regarding the 20% decrease in ridership of Tiger Transit and asked how that impacts traffic.

Ms. Jackson stated that Tiger Transit ridership is based on weather; ridership increases during cold weather and decreases during warmer weather. They have also added bike ridership, which has reduced the Tiger Transit ridership. The University also encourages students to walk.

Mr. Goldman stated that the campus evolves as the University's needs evolve. At this point it's difficult to design full systems until they know where the buildings will go and what they will be.

Mr. Muller asked Mr. Guzik if he is comfortable deferring issues D and E on page 4 and 5. Mr. Guzik stated he had no problem deferring D and E. Mr. Guzik asked about an inconsistency with the connecting roads. Mr. Goldman stated that the University would fix the inconsistency.

Mr. Guzik stated that, if it's clear in the approval that the items are defined as they come before the Board, it makes him more comfortable.

Mr. Goldman stated that there will not be data to do various studies until there are people and traffic on the campus to study.

Mr. Kochenour agreed with Mr. Goldman that there is a need for real time data after the site has been developed and used, but would like the University to give best estimates regarding future traffic and parking and continue to conduct studies at the appropriate times. Mr. Goldman agreed and reiterated that the University will continue to monitor and conduct studies. Mr. Kochenour added that there may be outside influences, such as other road improvements, that impact the University's plans and stressed that future studies be conducted.

Mr. Guzik discussed comment 2.06, the connector road being owned and controlled by the University rather than a public entity. Mr. Goldman stated that the University would own and maintain the connector road, as it does Faculty Road, and it will always be open to public. Chairman O'Brien discussed the precedent of University's ownership and maintenance of Faculty Road.

Mr. Muller stated that the connector road issue can be decided during site plan. Mr. Goldman stated that it is important for the University to know if they can build and operate a private road for public use.

Mr. Guzik stated he is thinking more toward the future (Slide 42) and the level of traffic and future development, and how the ownership impacts those issues.

Chairman O'Brien discussed the widening of Route 1 and feels that making a decision on the connector road should be deferred until the impact of Route 1 widening. Mr. Goldman stated that it is important to have a decision made on the connector road so that the University can plan on the development.

Mr. Karp asked about how the widening of Route 1 impacts the connector road. Mr. Goldman stated that all plans take into account future setbacks of Route 1. Mr. Goldman stated that the impact is that it reduces the traffic coming off Route 1, which means less vehicles will travel on the connector road.

Mr. Kochenour thinks the best connector going forward is option number 5, as shown in Appendix A of the presentation binder. If DOT goes through with widening projects, it should help traffic conditions. By building option #5 in connection with #2, it gives people another way to get into Princeton. Mr. Goldman stated that, if the Board tells the University that they want them to build the connector road, they will. If the University doesn't own it, the County could come in and turn it into a four-lane road in the middle of the campus. It is difficult to say today what is the best road to build now.

Mayor Marathe asked if they own the road, will it be open to everyone? Mr. Goldman stated yes, it would be totally open to the public.

Mr. Pankove, discussed 2.02, de-emphasizing Washington Road as an entry point and emphasizing Harrison Street. Harrison Street is the major access for EMS and this would add a significant number of vehicles to Harrison Street. Mr. Goldman stated they are not proposing to emphasize Harrison Street, but are proposing alternative connections.

Mr. Pankove asked about a welcome center. Ms. Appelget stated that there is not a single designated welcome center for the Lake Campus.

Mr. Karp asked what the downside of the University building and maintaining the road as they do with Faculty Road. Chairman O'Brien stated that that discussion would be deferred to next week.

Mr. Guzik stated that the continuation of his report, 2.7 and beyond are comments, but no issues.

Ms. Geevers asked what would happen if the University wanted to close the road. Mr. Muller stated that it would be an agreement with the University in perpetuity.

PUBLIC COMMENTS

Lia Mastropolo, sworn

Ms. Mastropolo represents the Watershed Institute (formerly Stonybrook Millstone Watershed Association). She stated that the Watershed Institute would like to see the GDP include a higher standard for stormwater management. She stated that the University's sustainability plan is different than that of the State's plan. She is not seeing the University's sustainability plan included in the GDP.

Ms. Brock discussed the different tiers of stormwater management. The University's goal is to catch the first 1.6 inches of rainfall, which is in the 95th percentile. Mr. Goldman stated that the University's goals are to do better than the State regulations. He also stated that the University has to meet the D&R Canal regulations, but again, their goal is to do better.

Ms. Mastropolo discussed the green belt on Nursery Drive and the wetlands in central portion of the site. The central portion is slated for future development and possible connector roads and urged an alternate connection.

Ms. Mastropolo applauded the University's efforts to ensure wetlands are fully protected.

Chairman O'Brien stated the meeting will be continued on 1/29.

With no further business to be conducted, the meeting was adjourned by Chairman O'Brien at 10:04 p.m.

Respectfully submitted,

Rita Bergen
Recording Secretary