

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
February 19, 2020

The Regular meeting of the Planning Board was called to order at 7:08 pm on Wednesday, February 19, 2020 by Chairman O'Brien in Meeting Room A of the Municipal Building.

**ROLL CALL AND DECLARATION OF QUORUM**

Gene O'Brien, Chair  
Michael Karp, Vice-Chair  
Hemant Marathe, Mayor  
Sue Appelget  
Anis Baig  
Linda Geevers  
Curtis Hoberman  
Michael Huey  
Jyotika Bahree, Alt. #2

**ABSENT:** Simon Pankove  
Allen Schectel, Alt. 1

**TOWNSHIP CONSULTANT STAFF**

Martina Baillie, Esq.  
Joe Burgis, PP, Planner  
James Kochenour, PE, Traffic Engineer  
Dan Dobromilsky, LLA, Landscape Architect  
Frank Guzik, PE, Municipal Engineer  
Sam Surtees, Land Use Manager and Zoning Officer

**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 February 12, 2020.

**REORGANIZATION**

Chairman O'Brien introduced Jyotika Bahree as the new Planning Board Member, Alternate #2. (Ms. Bahree was previously sworn-in by the Municipal Clerk.)

**APPLICATIONS:**

**PB19-13    Senior Living @ Bear Creek**

Applicant proposes to build a senior affordable development.  
Preliminary/Final Major Site Plan  
Block 33, Lot 1.02  
SW corner of Village Rd East & Old Trenton Rd.  
Property Zoned: PRRC District  
MLUL: 2/27/2020

Testimony is being continued from the 2/5/2020 Planning Board Meeting. Frank Petrino continued to represent the applicant.

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The following professionals, who were sworn-in at the February 5, 2019 meeting, testified on behalf of the applicant.

Daphne Galvin, Engineer, Partner Engineering and Science  
Carl Pehnke, Traffic Engineer, Langan Engineering  
Steven Cohen, Architect, Steven L. Cohen & Associates

Mr. Petrino proceeded with testimony. The number of proposed units was discussed.

A PowerPoint presentation explaining the project was given by Ms. Galvin. She commented on the Township's professionals' letters, showed site plans and signage, and addressed stormwater management. All outside agency approvals will be obtained.

Mr. Pehnke reviewed the traffic study. The intersection of Old Trenton Road and Village Road was also discussed.

Chairman O'Brien recess the meeting at 8:40 pm and reconvened at 8:45 pm.

Mr. Kochenour said Mr. Pehnke addressed all the items in his review letter.

PUBLIC COMMENT/QUESTIONS REGARDING TRAFFIC:

Because Mr. Pehnke would not be available, if the hearing needed to be continued to Feb. 26, Chair O'Brien solicited public comment on traffic matters.

Ann Hittner, 23 HoneyFlower Lane, Village Grande: Ms. Hittner expressed concern for safety of people using Village Road. Nothing has been done to expand it; however, traffic has increased, and more traffic is being proposed. Ms. Hittner displayed a diagram of Village Road. She suggested, for safety, that the entrance and exit be placed on Old Trenton Road instead of Village Road.

Ellen Gardner, 61 ConeFlower Lane, Village Grande: Ms. Gardner said she is on the Board at Village Grande at Bear Creek and represents 540 homeowners and approximately 1,100 senior citizens. Ms. Gardner also spoke about the safety on Village Road East. They requested the Planning Board reject the plan as it stands. The builder can go to the County and make a request for the entrance and exit be on Old Trenton Road. They feel approving the site plan as is will result in numerous accidents.

Marvin Gardner, 61 ConeFlower Lane, Village Grande: Mr. Gardner stated that both the one and two-bedroom units in the 1998 plan filed with the Township had dens which can potentially be used as bedrooms. This can also affect the school situation. Mr. Gardner stated that the café is supposed to be for residents, employees, and guests of residents. If it is open to the public, it would increase vehicular traffic. He'd like to see improvements to Old Trenton Road. He added that proposed developments that are going up in connecting towns, which will create even more traffic, should also be considered.

Kikkeri Srinivas, 42 HoneyFlower Drive, Village Grande: Mr. Srinivas asked how long the project will last and how the construction vehicles will affect the traffic. He also commented about the entrance across from Emily Road.

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Barbara Benedict, 48 Grande Boulevard: Ms. Benedict said she is concerned about Village Road and asked that whatever could be done about the road would be helpful.

Mr. Petrino responded quoted Ordinance 2019-02 that was adopted last year, "that if meal service is not provided, the facility shall include a restaurant or café open to residents and employees of block 33, lot 1.021, that is available to the assisted and independent living facility." Mr. Petrino also commented about the number of dens, and stated Mr. Gardner's comment was inaccurate.

Marvin Gardner, 61 Cone Flower Lane, Village Grande: Mr. Gardner said the 40 one-bedroom units have 40 dens, and the 40 two-bedroom units have 40 dens. He spoke in opposition of this application in 2005 when the services were eliminated. The services were so the congregate housing residents didn't have to drive.

The hearing continued.

Mr. Cohen, the architect, reviewed the floor plans, elevations, and building materials. He also said they would comply with everything on the green checklist.

A letter from the Affordable Housing Committee was discussed in reference to the lack of two-bedroom affordable units and some design features. The Planner for the applicant cited NJAC 5:93-7.3 as justification for providing only single bedroom affordable units. The questionable design features were corrected on an updated drawing.

PUBLIC COMMENT/QUESTIONS FOR THE ARCHITECT: None

Mr. Pehnke, Traffic Engineer for the Applicant, answered the concerns raised by the residents regarding the traffic on Village Road East. The County had previously stated it will not allow entrance and exit on Old Trenton Road, because it is a high-speed road.

The hearing for this application will continue to the next regular meeting on February 26, 2020. No further notice is required.

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

Respectfully submitted,

Cynthia Dziura  
Recording Secretary