

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
SEPTEMBER 23, 2020

The Regular meeting of the Planning Board was called to order at 7:04 pm by Chairman O'Brien in in the Senior Center Building at the Municipal Complex.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Hemant Marathe, Mayor
Linda Geevers
Curtis Hoberman
Michael Huey
Simon Pankove
Jyotika Bahree, Alt. #2

ABSENT: Michael Karp, Vice-Chair
Sue Appelget
Anis Baig
Allen Schectel, Alt. 1

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq.
David Novak, PP, Planner
Ian Hill, PE, Planning Board Engineer
James Kochenour, PE, Traffic Engineer
Chris Jepson, PE, Environmental Consultant
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 September 16, 2020.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There was no public comment on non-Agenda items.

MINUTES:

• **February 26, 2020**

Mr. Hoberman and Ms. Geevers cited typographical errors.

Mr. Hoberman made a motion to approve the February 26, 2020 minutes as amended; seconded by Mr. Huey.

Approved by voice vote. Abstention(s) by: Mr. Pankove.

• **August 19, 2020**

Mr. Huey made a motion to approve the August 19, 2020 minutes as presented; seconded by Mr. Hoberman. Approved by voice vote. Abstention(s) by: Mr. Pankove.

LIAISON REPORTS:

The liaisons from Environmental Commission and the Affordable Housing Committee were not present. However, Ms. Geevers, who sits on the Affordable Housing Committee that has not been conducting meetings, reported Committee members are individually reviewing applications and providing comments to the Chair.

APPLICATION:

PB19-08 **Heritage Village @West Windsor**
Preliminary/Final Major Site Plan & Subdivision
Block 28, Lots 15 & 21: 2044 Old Trenton Road
Property Zoned: R-5D District
MLUL: 9/23/2020

Applicant is seeking approval for Preliminary and Final Major Subdivision and Site Plan. The property is 66.74 +/- acres fronting on Old Trenton Road and Princeton-Hightstown Road. The proposal is for residential townhouses consisting of 194 market units, 60 affordable units and one group home of four beds with a total of 701 parking spaces including 23 banked spaces. This represents a 25% set aside for affordable housing. The development will be built in 2 phases with onsite amenities including clubhouse, pool, tennis court, bike lanes, gardens and walking trails. Average gross density is 3.8 dwelling units/acre with a building height ranging from 24' to 38' each 2 ½ stories. Applicant seeks three design waivers and a de minimus exception from RSIS.

Board Attorney Muller stated that the Board has jurisdiction.

Frank Petrino, Esq., Eckert-Seamans, attorney representing the applicant, gave a description of the development and what waivers they are seeking. He also reviewed what approvals they've received so far.

Present to testify on behalf of the applicant and sworn-in simultaneously were:

- Greg Kanter, American Properties
- William Parkhill, PE, Site Engineer. Mid-Atlantic Engineering
- Robert Larsen, RA, PP, CPL Partnership
- Nathan Mosley, PE, Traffic Engineer, Shropshire & Associates
- Michael McAloon, PE,
- John Duda, LLA, Landscape Architect, Melillo & Bauer Associates

The Township's Planning Board Professionals' reports were submitted.

- David Novak, PP, Planner, dated September 15, 2020
- Francis Guzik, PE, Engineer, dated September 15, 2020; updated report dated September 22, 2020
- James Kochenour, PE, Traffic Engineer, dated September 15, 2020
- Dan Dobromilsky, LLA, Landscape Architect, dated September 15, 2020
- Chris Jepson, PE, Environmental Consultant, dated September 14, 2020
- Timothy Lynch, Chief, Fire & Emergency Services, dated September 11, 2020
- West Windsor Affordable Housing Committee, September 15, 2020

The applicant's professionals gave testimony.

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Mr. Kanter agreed that the affordable housing units will not use dumpsters for trash and recycling collection; instead, a corral for collection receptacles will be placed alongside each building with affordable units for curbside pickup.

Chairman O'Brien announced that the application is being continued to the Regular meeting scheduled for October 14, 2020, and the public will have a chance to speak at that time. Attorney Muller stated that further noticing is not required.

Ms. Bahree made a motion to adjourn the meeting at 10:02 pm; seconded by Mr. Huey. Passed by voice vote.

Respectfully submitted,
Cynthia Dziura, Recording Secretary