

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
OCTOBER 14, 2020

The Regular meeting of the Planning Board was called to order at 7:03 pm by Attorney Muller in in the Senior Center Building at the Municipal Complex.

**ROLL CALL AND DECLARATION OF QUORUM**

Hemant Marathe, Mayor  
Linda Geevers  
Curtis Hoberman  
Michael Huey  
Simon Pankove  
Jyotika Bahree, Alt. #2

**ABSENT:** Gene O'Brien, Chair  
Michael Karp, Vice-Chair  
Sue Appelget  
Anis Baig  
Allen Schectel, Alt. 1

**TOWNSHIP CONSULTANT STAFF**

Gerald Muller, Esq.  
David Novak, PP, Planner  
Francis Guzik, PE, Engineer  
James Kochenour, PE, Traffic Engineer  
Chris Jepson, Environmental Consultant

**ABSENT:** 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 October 7, 2020.

**APPOINTMENT OF INTERIM CHAIRMAN**

Mr. Hoberman made a motion to appoint Simon Pankove as Acting Planning Board Chairman; seconded by Mr. Pankove. There were no other nominations. All Aye.

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

There was no public comment on non-Agenda items.

**APPLICATION:** (continued from 9/23/2020)

**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: 10/15/2020

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 1 group home of 4 beds with a total of 699 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.

The applicant's representatives completed their presentation at the 9/23/20 meeting, except for presentation of the group home.

Attorney representing the applicant: Frank Petrino, Esq., Eckert-Seamans. Attorney Petrino said the applicant did re-notice, and Attorney Muller confirmed that the proof of publication is in order and the Planning Board has jurisdiction.

Present and sworn-in at the 9/23/20 meeting to testify on behalf of the applicant were:

Greg Kanter, American Properties  
William Parkhill, PE, Licensed Civil Engineer, Mid-Atlantic Engineering  
Robert Larsen, RA, Licensed Architect, CPL Partnership  
Nathan Mosley, PE, Traffic Engineer, Shropshire & Associates

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

David Novak, PP, Planner, dated October 13, 2020  
Francis Guzik, PE, Engineer, dated October 13, 2020  
James Kochenour, PE, Traffic Engineer, dated October 13, 2020  
Chris Jepson, Environmental Consultant, October 12, 2020  
Dan Dobromilsky, LLA, Landscape Architect, September 15, 2020  
Tom Calabria, Affordable Housing Committee, October 12, 2020

Acting Chairman Pankove opened the meeting for public comment on the application.

ALISON MILLER, 41 Windsor Drive, representing the West Windsor Township Affordable Housing Committee, was sworn-in to testify. Ms. Miller stated there was nothing in the plans for signage for reserved parking spaces for affordable housing, as well as the handicapped signs—they want free standing signs, not markings on the pavement. Also, regarding the desire for flexibility for rental or sale of units, they don't want to see rental of affordable and sale for everything else. Mr. Kanter responded that it is their intent to sell, but will need to have the right to rent.

DR. ZAK MANIYA: 102 South Longfellow Drive. Dr. Maniya asked if a berm will be installed on the property line to alleviate head lights. Mr. Parkhill responded, no, significant landscape screening will be installed. Mr. Kanter said they will wait to see if landscaping is sufficient and if not, a fence will be considered. (This will be a condition of approval.)

DAVID KOEHLER, 37 San Marco Street: Mr. Koehler thanked the developer for addressing the stormwater issues. He said he was also concerned about the speed and traffic on Old Trenton Road and asked if a new traffic study had been completed.

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ROBERT MAGNUSSON, 5 San Marco Street: Mr. Magnusson asked for the traffic study to be redone. The May 2019 counts do not take into consideration the recent Toll Brothers development. Mr. Mosely and Mr. Kochenour responded that this will not generate a significant increase in traffic. Mr. Magnusson inquired about the left turn lane on Trenton Road. Attorney Petrino responded that this is a County road. The Township has no jurisdiction. In regard to power outages, Mr. Magnusson asked if JCPL can support this development. Mayor Marathe responded that there are no issues in West Windsor. Mr. Magnusson asked about the increased number of children in the schools. Mayor Marathe responded that the Planning Board cannot deny an application due to the amount of school children a development will create.

TERRY ALAM, 14 Wynnewood Drive: Mr. Alam asked if pets would be permitted. Mr. Kanter responded, yes, with a restriction on size, breed, etc., and they must be on a leash.

JOHN CHURCH, 11 Princeton Place, Zoning Board Member: Mr. Church stipulated that he was not speaking on behalf of the Zoning Board. He inquired about the upgrades that may be needed to the sewers and who would be responsible for paying for this. Mayor Marathe responded that this would be a condition of approval and must be agreed to by the applicant, or they will need to return to the Planning Board.

MOHAMMED RAHMAN, 42 Spruce Street: Mr. Rahman inquired about the lighting around the mosque property. Mr. Parkhill responded that no lighting is proposed on the property line.

Mr. Huey made a motion to close the meeting for public comment; seconded by Ms. Geevers. Passed by voice vote.

Mr. Huey made a motion to approve the application with waiver and conditions as cited by Attorney Muller; seconded by Ms. Bahree.

Aye: Bahree, Pankove, Huey, Hoberman, Geevers, Marathe

Nay: None

Abstain: None

Absent: Schectel, Baig, Appelget, Karp, O'Brien

Not Voting: None

The next meeting is scheduled for October 28, 2020.

With no further business, Acting Chairman Pankove adjourned the meeting at 10:03 pm.

Respectfully submitted,

Cynthia Dziura  
Recording Secretary