

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
November 18, 2020

The Regular meeting of the Planning Board was called to order at 7:07 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
Anis Baig
Linda Geevers
Curtis Hoberman
Michael Huey

ABSENT: Michael Karp, Vice-Chair
Sue Appelget
Simon Pankove
Allen Schectel, Alt. #1
Jyotika Bahree, Alt. #2

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq.
David Novak, PP, Planner
Frank Guzik, PE, Engineer, Township Engineer
Jeff L'Amoreaux, PE, Traffic Engineer, Arora Associates
Dan Dobromilsky, LLA, Landscape Architect
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 November 6, 2020.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There was no public comment on non-Agenda items.

APPLICATIONS:

PB20-07 **West Windsor Duck Pond Associates**
Preliminary/Final Major Site Plan
Block 8, Lot 8: 3478 US Rt. 1
Property Zoned: R-5C District
MLUL: 11/18/20

Preliminary and final site plan approval for 360—unit multifamily residential development of 22 buildings of 3 stories, a clubhouse, pool, other amenities and 813 parking spaces, proposed at 3478 Brunswick Pike (Route 1) on 62.896 acres in the R-5C Zoning District. The project has vehicular access from Route 1 and Old Meadow Road. 100 units, or 27.8%, are qualifying affordable units, whereas 25% is required. 39.9 acres of natural open space is in conservation. The

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application fully conforms with the R-5C Zoning District. Waivers for exceeding the number of parking spaces and lighting level are required.

Attorney Muller confirmed that the publication and service are in order and the Board has jurisdiction.

The applicant's professionals were sworn-in simultaneously.

Attorney representing the applicant: Thomas F. Carroll, Esq., Hill Wallack, LLP

Present to testify on behalf of the applicant were:

Robert Melvin, PP, Planner, Group Melvin Design
Nicholas Verderese, PE, Traffic Engineer, Dynamic Engineering
Anthony Marchetta, , PP, Professional Planner, expert in Affordable Housing Financing
Richard Moralle, PE, Site Engineer, T&M Associates
Laurence Appel, R.A., Architect, Appel Design Group, PA
James Cosgrove, PE, Stormwater Engineer, Kleinfelder
Joe Sikora, C.L.A., Landscape Architect, Sinkora, Wells, Appel

Attorney Carroll gave an overview of the application and Mr. Melvin presented the exhibits. Some of the applicant's professionals provided testimony. The Township's Planning Board Professionals were sworn-in simultaneously.

The applicant committed to abide by all conditions in the Township's Professionals' reports.

There was considerable discussion about the dispersion of the affordable units. Mr. Marchetta testified about the rationale for assignment of the affordable units in just three buildings based on financial consideration.

Chairman O'Brien opened the meeting for public comment on the application.

ALISON MILLER, 41 Windsor Drive: Ms. Miller made several comments. She said she did not agree with the language definition, the Planning Board should keep the financing in mind, and the units need to be sold. She said as long as the affordable units look the same, the project will be a success. In regard to the flashing sign, she asked if DOT's regulations supersede the Township ordinance. She also commented on walking to the garbage compactor area, the air conditioning condensers on the balconies, the parking signs for affordable housing, and the charging stations.

There was no other comment from the public. Mr. Hoberman made a motion to close the public hearing; seconded by Ms. Geevers. Passed by voice vote.

Ms. Geevers made a motion to approve the application with waivers and conditions, as cited by Attorney Muller; seconded by Mr. Baig.

Aye: Huey, Hoberman, Geevers, Baig, Marathe, O'Brien

Nay: None

Abstain: None

Absent: Karp, Appelget, Pankove, Schectel, Bahree

Not Voting: None

CHAIRMAN'S COMMENTS AND CORRESPONDENCE (continued)

Chairman O'Brien announced that Ms. Geevers had Township Council business to present to the Planning Board. She asked the Planning Board for their support of a proposed resolution from the Township Council regarding the installation of traffic light at the intersection of Old Trenton Road and Windsor Drive. This resolution will be forwarded to the County Freeholders.

Mr. Hoberman made a motion to support the proposed Council resolution to be forwarded to the County Freeholders; seconded by Mr. Huey. Motion approved by voice vote

The next Regular meeting is scheduled for December 9, 2020.

With no further business, Chairman O'Brien adjourned the meeting at 9:51 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary