

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
APRIL 7, 2021

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

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 April 1, 2021.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Hemant Marathe, Mayor
Anis Baig
Linda Geevers
Curtis Hoberman
Allen Schectel
Jyotika Bahree, Alt. #1

ABSENT: Michael Karp, Vice-Chair
Sue Appelget
Simon Pankove
Saju Joseph, Alt. #2

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq.
David Novak, PP, Planner
Francis Guzik, PE, Township Engineer
Jeffrey L'Amoreaux, PE, Traffic Engineer
Dan Dobromilsky, LLA, Landscape Architect
Chris Jepson, PE, Environmental Consultant
Sam Surtees, Land Use Manager and Zoning Officer

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There were no comments, not related to the Agenda, received from the Public.

APPLICATION:

PB20-12 **Trustees of Princeton University – Lake Campus South**
Preliminary/Final Major Site Plan
Block 3, Lot 1.0113 NW Corner of Washington Road and US Route 1
Property Zoned: E District
MLUL: 4/7/2021

Preliminary and Final Site Plan application involving a portion of a planned educational development pursuant to a January 29, 2020 General Development Plan approval, proposing the construction of a 937 space parking garage (in two phases), single story building to house geo-exchange utility equipment, a new softball stadium, two recreational sports

West Windsor Township Planning Board
Regular Meeting April 7, 2021

fields, roadways, multi-use paths, utilities and other related infrastructure and improvements on a 35 acre property located just north of Washington Road and west of US Route 1.

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

Christopher H. DeGrazia, Esq., Faegre Drinker Biddle & Reath, attorney representing the applicant, gave an overview of the project.

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

Ron McCoy, RA, FAIA, Princeton University Architect
Kristin Appelget, Princeton University, Office of Community and Regional Affairs
Tsutomu Bessho, RLA, Landscaping, James Corner Field Operations, Associate, (Not licensed in N.J.)
Meredith Bzdak, Ph.D. in Architectural History, Mills+Schnoering Architects
Sandy Brock, PE, VP, Nitsch Engineering, Vice President
Edward "Ted" Borer, PE, Director of Energy Plant at Princeton University
Vinicius Gorgati, RA, AIA, Sasaki, Principal Architect
Todd Helmer, PE, SE, CEO, THA Consulting
Georges Jacquemart, PA, AICP, Principal, BFJ Planning, Principal
Daniel O'Shaughnessy, RA, Architect
Matthew Palus, Senior Archeologist, Ottery Group
Lucas Wihlborg, Lighting Designer, Design Staff, Atelier Ten
Tim Williams, RA, AIA, ZGF, Managing Principal
Charles Tennyson, Interim Director, Transportation and Parking, Princeton University
Christopher Longo, PE, Director, VHB, Inc.
Tom O'Shea, PE, PP, CME, Vice-President, Van Note-Harvey Associates

Certain witnesses were qualified, and the hearing commenced with applicant's exhibits being presented by Mr. McCoy via projector screen and a hand-out brochure. There was testimony regarding the parking garage, TIGER-CUB (Thermally Integrated Geo-Exchange Resource—Central Utility Building), Softball Stadium and Recreation Fields, Site Circulation, Landscape, and Lighting. (Stormwater is yet to be discussed.)

In response to a question while reviewing the overall First Phase implementation, Mr. McCoy committed that the shared-use path along Washington Road would be extended such as to terminate on the southbound side of U.S. Route 1 opposite Fisher Place at its intersection with northbound U.S. Route 1.

While describing the various proposed facilities, Mr. McCoy also discussed waivers being sought by the University. The waiver requests pertaining to roadway width, driveway width, and lighting intensity at intersections elicited considerable discussion by the Board. These waiver requests were also discussed with Traffic Engineer L'Amoreaux and Township Engineer Guzik. Further discussion is anticipated.

During his discussion of the TIGER- CUB, Mr. McCoy explained the rationale for the location and the number of geo-exchange wells under the playing surface of the proposed softball field.

West Windsor Township Planning Board
Regular Meeting April 7, 2021

The following Township Planning Board Professionals were sworn-in simultaneously:

- David Novak, PP, Planner
- Francis Guzik, PE, Engineer
- Jeffrey L'Amoreaux, PE, Traffic Engineer
- Dan Dobromilsky, LLA, Landscape Architect
- Chris Jepson, PE, Environmental Consultant

CONTINUATION:

The application is being carried to April 28, 2021 with no additional public noticing required.

The next Regular meeting is scheduled for April 21, 2021.

With no further business, Chairman O'Brien adjourned the meeting at 10:11 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary