

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
APRIL 21, 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 15, 2021.

**ROLL CALL AND DECLARATION OF QUORUM**

Gene O'Brien, Chair  
Hemant Marathe, Mayor  
Linda Geevers  
Curtis Hoberman  
Allen Schectel  
Saju Joseph, Alt. #2

**ABSENT:** Michael Karp, Vice-Chair  
Sue Appelget  
Anis Baig  
Simon Pankove  
Jyotika Bahree, Alt. #1

**TOWNSHIP CONSULTANT STAFF**

Gerald Muller, Esq., Attorney  
David Novak, PP, Planner  
Francis Guzik, PE, Township Engineer  
Dan Dobromilsky, LLA, Township Landscape Architect  
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.

**LIAISONA REPORTS**

Environmental Commission – On behalf of Mr. Baig, Chairman O'Brien read the Environmental Commission Liaison report into the record. The last Environmental Commission meeting was held on April 8, 2021 via Zoom. The following guest speakers made presentations:

- Barbara Simpson Vadnais, President of ANJEC -- briefly described ANJEC and their ongoing programs.
- Anne Marie Price, Manager/Educator of NJ Audubon Society -- informed the Commission about their Association.
- Andrea Mandel, West Windsor Council President -- discussed how the Mayor and Council are helping the victims of the Avalon Apartment fire.

The following ongoing projects were reviewed and updates were presented: Sustainable Landscape, Solar Energy, Webpage on Township Website, BYO Bag Campaign and Recycling, and Stormwater Management. The Princeton University South Campus Thermal Energy Transfer Central Utility Building was briefly described.

Affordable Housing Committee – Mr. Joseph reported there has not been any meetings held.

**APPLICATION:**

**PB20-06**            **East Ridge Development, LLC**  
Concept Plan & Rezoning  
Block 47, Lots 2, 3, 4, 5, & 6 -- SW Corner of Route 571 & Southfield Road  
Property Zoned: P-1 District  
MLUL: N/A

Applicant, East Ridge Development, LLC, presents this concept plan for a proposed 5,869 s.f. QuickChek retail convenience store, with indoor and outdoor seating and gasoline station, as well as a proposed 4,541 s.f. restaurant building with drive-thru. The project will be located on the corner of Southfield Road and McGetrick Lane. The property is approximately 3.904 +/- acres in area and currently has some vacant buildings. The applicant also seeks to subdivide the tract into two separate lots for each use. Each lot will contain associated parking/circulation areas, with a total of 92 parking spaces available to users of each facility. The lots will share stormwater management facilities. The property is located within the Planned Village Center zone. However, it is intended that the property be rezoned and governed by the standards of the proposed B-2A zone.

The site plan was exhibited. Henry L. Kent-Smith, Esq. of Fox Rothschild LLP, attorney representing the applicant, gave an overview of the project. Keith Cahill of Bohler Engineering added to the description.

Site circulation and County approvals were discussed. Mercer County has agreed to the ingress and egress from Princeton-Hightstown Road.

There were several questions and comments from the Planning Board members. The Board and its Traffic Engineer L'Amoreaux (per his report dated 4/13/21) expressed concern over the stacking on Southfield Road northbound and left turn onto Southfield Road from the proposed ingress/egress on the east side of the development, and said they'd like to see the left turn eliminated. The resultant plan would be for a right-in/right-out maneuver at the proposed ingress/egress.

The number of parking spaces, charging stations, and handicapped spaces were discussed. A suggestion was made by the Board to relocate the proposed location of the electric vehicle charging spaces from the QuickChek lot to the restaurant lot along the western lot line.

Planner Novak, Township Engineer Guzik, and Landscape Architect Dobromilsky reviewed their reports, all dated 4/13/21. Chairman O'Brien read Chief Lynch's concerns into the record.

There was discussion about alternate considerations for the number of required parking spaces. The Board with Planner Novak's agreement recommends that the standard be one space per 100 (vs. 25) square feet of building floor area.

The Township's professionals will work on the language for the B-2A zoning ordinance to accommodate Board comments about site aesthetics.

**PUBLIC COMMENT**

Timothy Tuttle, who owns a neighboring property, would like the Planning Board to consider not having drive-thru capability for the restaurant. Chairman O'Brien responded that this is consistent with the current Land Use Element. Mr. Tuttle also asked if he would be permitted and have enough room to construct office space at his location. This would be permitted according to the proposed ordinance for the B2-A District.

The next Regular meeting is scheduled for April 28, 2021.

With no further business, Chairman O'Brien adjourned the meeting at 8:39 pm.

Respectfully submitted,

Cynthia Dziura, Recording Secretary