

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
MAY 5, 2021

The Regular meeting of the Planning Board was called to order at 7:03 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 29, 2021.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Hemant Marathe, Mayor
Linda Geevers
Curtis Hoberman
Allen Schectel
Jyotika Bahree, Alt. #1
Saju Joseph, Alt. #2

ABSENT: Michael Karp, Vice-Chair
Sue Appelget
Anis Baig
Simon Pankove

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 North**
Preliminary/Final Major Site Plan
Block 3, Lots 1.012 & 1.0113
Property Zoned: E District
MLUL: 5/5/2021

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 a 330,000 gross square feet ("GSF") Graduate Student Housing Complex containing three buildings with 379 units, a 180,000 GSF Racquet Center, a small operations area, and relocation of Rugby and recreation fields on a 60 acre property located north of Washington Road, west of the Tiger

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Lane intersection and extending north along Nursery Drive, designated as Block 3, Lot 1.012, with a portion in Block 3, Lot 1.0113 on the West Windsor Tax Map.

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

Christopher H. DeGrezia, Faegre Drinker Biddle & Reath, attorney representing the applicant, gave an overview of the project. He stated they came before the Board about one year ago and was approved for a General Development Plan.

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

Ron McCoy, RA, Princeton University, University Architect
Kristin Appelget, Princeton University, Director, Office of Community and Regional Affairs
Jeffrey Graydon, Princeton University, Athletics Department
Charles Tennyson, Princeton University, Director, Transportation and Parking
Tsutomu Bessho, RLA, James Corner Field Operations, Associate
Tatiana Choulika, RLA, James Corner Field Operations, Principal
Meredith Bzdak, PhD., Mills+Schnoering Architects
Matthew Palus, Ottery Group, Senior Archeologist
Georges Jacquemart, PE, AICP BFJ Planning, Principal, Traffic Engineer
Sandy Brock, PE, Nitsch Engineering, Vice President
Christopher Longo, PE, VHB, Inc, Director
Tom O'Shea, PE, PP, CME Van Note-Harvey Associates, Vice-President
Lucas Wihlborg, Atelier Ten, Design Staff
Daniel O'Shaughnessy, SOM
Bill LaPatra, Mithun
Vinicius Gorgati, RA, Sasaki
Trey Sasser, Sasaki

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

David Novak, PP, Planner (report dated April 27, 2021)
Francis Guzik, PE, Engineer (report dated April 28, 2021)
Jeffrey L'Amoreaux, PE, Traffic Engineer (report dated April 27, 2021)
Dan Dobromilsky, LLA, Landscape Architect (report dated April 27, 2021)
Chris Jepson, PE, Environmental Consultant (report dated April 27, 2021)
Chief Timothy M. Lynch, Emergency Services Director (report dated May 4, 2021)

Certain witnesses for the applicant were qualified. The hearing commenced and applicant's exhibits were presented by Mr. McCoy via projector screen and a hand-out brochure. There was testimony regarding the General Development Plan, graduate student housing, racquet center, rugby fields, circulation, landscape, site lighting, and stormwater and utilities.

Chairman O'Brien requested that Princeton University work with Emergency Services Director Lynch and Princeton's fire officials regarding removable bollards on the bicycle/walking paths.

RECESS: 8:30 PM – 8:35 pm

The Township Planning Board Professionals reviewed their reports.

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

JOHN CHURCH, 11 Princeton Place: Mr. Church stated even though he is a member of the West Windsor Zoning Board, he was speaking as a resident and not on behalf of the Zoning Board. He stated that he trusts the Township be fiscally responsible and the application presented not be a burden on the taxpayers. He asked if the site could be accessed by the public; Mr. McCoy responded, yes. He asked what percentage would be supplied by fossil fuels; Mr. McCoy responded that it depends on what the grid is. Mr. Church said the applicant did a good job with stormwater.

Erika Toney, 43 Lower Harrison Street: Ms. Toney asked if the culvert was damaged during the storms. Ms. Brock responded that they made sure there is a lot less water going to the culvert. It is probably owned by the County. Ms. Brock said the run-off goes to the canal. Ms. Toney asked if fertilizers would go through the infiltration system. Ms. Brock responded, yes, and the fertilizers used would be minimal.

There was no further comment from the public. Ms. Geever made a motion to close the meeting for public comment; seconded by Mr. Schectel. Passed by voice vote.

Mr. Hoberman made a motion to approve the application subject to waivers and conditions as cited by Chairman O'Brien and Attorney Muller; seconded by Mr. Schectel.

Aye: Joseph, Bahree, Schectel, Hoberman, Geever, Marathe, O'Brien

Nay: None

Abstain: None

Absent: Pankove, Baig, Appelget, Karp

Not Voting: None

The next Regular meeting is scheduled for May 26, 2021.

With no further business, Chairman O'Brien adjourned the meeting at 10:24 pm.

Respectfully submitted,

Cynthia Dziura

Recording Secretary