

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
June 9, 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 June 3, 2021.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Michael Karp, Vice-Chair
Hemant Marathe, Mayor
Sue Appelget
Linda Geevers
Curtis Hoberman
Allen Schectel

ABSENT: Anis Baig
Simon Pankove
Jyotika Bahree, Alt. #1
Saju Joseph, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

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

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There was no public comment on non-Agenda items.

MINUTES:

April 28, 2021

Ms. Geevers made a motion to approve the April 28, 2021 minutes with two changes; seconded by Mr. Hoberman. Approved by voice vote. Abstention(s) by: Ms. Appelget, Mr. Karp.

The minutes will be amended by the Recording Secretary and the final version will be forwarded to the Administrative Secretary.

RESOLUTIONS: Ms. Appelget recused herself from the discussion on the resolutions.

PB20-13 The Trustees of Princeton University for preliminary and final site plan approval with waivers for Lake Campus North.

Ms. Geevers requested that a notation be added to a motion to approve the application indicating that the WW-P School District costs for any children produced from the graduate housing be negotiated between the Township and/or the WW-P School District and Princeton University. Mr. Hoberman asked that the name Erika Toney be corrected.

Mr. Schectel made a motion to approve Planning Board Resolution PB 20-13 with the two changes noted; seconded by Ms. Geevers.

Roll Call:

Aye: Schectel, Hoberman, Geevers, Marathe, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Bahree, Pankove, Baig

Not Voting: Karp, Appelget

PB20-12 The Trustees of Princeton University for preliminary and final site plan approval with waivers for Lake Campus South.

Mr. Hoberman asked that the name Erika Toney be corrected.

Mr. Hoberman made a motion to approve Planning Board Resolution PB 20-12 with the one change; seconded by Mr. Schectel.

Roll Call:

Aye: Schectel, Hoberman, Geevers, Marathe, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Bahree, Pankove, Baig

Not Voting: Karp, Appelget

APPLICATION:

PB20-09 HSC West Windsor, LLC
Preliminary/Final Major Site Plan
Block 8, Lots 17, 24, 30; 3496-3500 Brunswick Pike/US Route 1
Property Zoned: B-2 District
MLUL: 3/3/21

Applicant is seeking Preliminary and Final Major Site Plan approval for a 19,097 square foot retail store (Tractor Supply), a 4-story, 122 room, 12,154 square foot (per floor) hotel, and Preliminary Site Plan approval only for a 12,529 square foot "Urgent Care Pad Site" on 12.49-acre lot. The Applicant also seeks waivers from landscaping, lighting, parking, loading and circulation design standards established in Township Ordinances.

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

John Wisniewski, Attorney, stated what the applicant was seeking.

Present to testify on behalf of the applicant were:

Joshua Sewald, PE, PP, Site Engineer, Dynamic Engineering Consultants
Douglas J. Polyniak, PE, Traffic Engineer, Dolan & Dean Consulting Engineers
James E. Turner, RA, Architect for TSC, Cyntergy
Joe Posh, Posh Properties
Mike Sanders, Director of Development, Hicks-Snedeker

The applicant's professionals were sworn-in simultaneously, and then provided testimony and presented exhibits. The Township's Planning Board Professionals were sworn-in simultaneously, including Mr. Surtees.

Engineer Sewald gave a description of the project and presented what they are proposing. Traffic Engineer Polyniak discussed traffic generation adequacy and NJDOT approval for ingress from and egress onto US Route 1. Architect Turner presented renderings of the Tractor Supply building and signage. Mr. Posh reviewed the architecture of the hotel.

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

David Novak, PP, Planner, dated June 2, 2021
Francis Guzik, PE, Engineer, dated June 2, 2021
Jeff L'Amoreaux, PE, Traffic Engineer, dated June 2, 2021
Dan Dobromilsky, LLA, Landscape Architect, dated June 2, 2021
Chris Jepson, PE, Environmental Consultant, dated June 2, 2021
Tim Lynch, Chief, Emergency Services, dated April 21, 2021 (not attending)

After extensive discussion about the exit from the site onto the Route 1 north collector roadway, the applicant agreed to revisit this feature with NJDOT. Traffic Engineer L'Amoreaux will join the applicant at a meeting with NJDOT to request that the turning angle for exit onto Route 1 be softened and there be adequate provision that traffic exiting the site may not gain direct access to the main Route 1 roadway.

Engineer Sewald reviewed the waiver requests. They are also asking that brighter lighting be permitted.

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

James Mitchell, Attorney representing the southernly neighboring property, Onyx 3490, LLC: Mr. Mitchell said his client does not support the cross easement closest to U.S. Route 1, as proposed by the applicant, but does support a cross easement elsewhere on the property. Regarding the outstanding NJDOT permit approval, the applicant needs a waiver from the Statehouse Commission to relinquish the right of easement that the State has on the applicant's property.

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

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Attorney Wisniewski gave his summation.

Ms. Appelget made a motion to approve the application with waivers and numerous conditions; seconded by Mr. Karp.

Aye: Schectel, Hoberman, Geevers, Appelget, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Bahree, Pankove, Baig

Not Voting: None

The next Regular meeting is scheduled for June 16, 2021.

With no further business, Chairman O'Brien adjourned the meeting at 11:22 pm

Respectfully submitted,

Cynthia Dziura

Recording Secretary