

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
September 22, 2021

The Regular meeting of the Planning Board was called to order at 7:06 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 September 15, 2021.

This meeting is being video-taped live on You-Tube for this application. Mayor Marathe thanked the School District for helping Township's Planning Board and for lending an employee to accomplish this. The recording of the meeting can be accessed permanently.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Michael Karp, Vice-Chair
Hemant Marathe, Mayor
Anis Baig
Linda Geevers
Curtis Hoberman
Simon Pankove

ABSENT: Sue Appelget
Allen Schectel
Jyotika Bahree, Alt. #1
Saju Joseph, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

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

CONSENT AGENDA -- MINUTES:

Attorney Muller asked that the August 4, 2021 Minutes be removed from the Consent Agenda

August 11, 2021

Mr. Pankove made a motion to approve the August 11, 2021 minutes; seconded by Mr. Hoberman. Approved by voice vote.

MINUTES -- PULLED:

August 4, 2021

Mr. Pankove made a motion to approve the August 4, 2021 minutes with a change proposed by Mr. Muller; seconded by Mr. Baig. Approved by voice vote.

Abstaining: Hoberman

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

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

John Hinsdale, 38 Quaker Road: Mr. Hinsdale thanked everyone for wearing masks. Mr. Hinsdale commented that residents don't feel that it is safe to come to a meeting in person because of COVID, and it is not fair that their comments cannot be read into the record, but does appreciate the meeting being televised on You-Tube.

TIRZA WAHRMAN, 5 Stonlea Drive: Ms. Wahrman commended the Township for putting this meeting on You-Tube, but residents cannot make comments and this is critical to these proceedings.

MICHAEL PERCIALI, 114 Washington Road: Mr. Perciali asked on behalf of his elderly neighbors that are afraid of attending because of COVID that the hearing be conducted on the Zoom platform.

ZACK WEALE, 144 Fisher Place: Mr. Weale said that he cannot hear the questions asked by the residents. He asked that the questions be repeated before answering them.

RESOLUTIONS:

PB20-09 HSC West Windsor, LLC for Preliminary and Final Site Plan Approval for Phase I and Preliminary Site Plan Approval for Phase II with Waivers.

Mr. Hoberman made a motion to approve Planning Board Resolution PB 20-09; seconded by Ms. Geevers.

Roll Call:

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

Nay: None

Abstain: None

Absent: Joseph, Bahree, Schectel, Appelget

Not Voting: Pankove, Baig

Before beginning the hearing on the application, Chairman O'Brien made an announcement to the public on how the You-Tube video can be accessed. He also stated that the stenographer's verbatim recording will be posted on the website, as well.

APPLICATION

**PB20-15 Princeton Junction Train Station Redevelopment
Preliminary/Final Major Site Plan & Subdivision
Block 6, Lots 8, 54, 55.01 & 76; Washington Road & Station Drive
Property Zoned: RP-1 District
MLUL: 9/22/21**

Applicant is seeking preliminary and final major subdivision and preliminary and final major site plan approval for the construction of a mixed-used project. The Project proposes the construction of 868 residential units, in 19 buildings, including: 1) 535 apartments units, 2) 150 townhouses, 3) 48 condominium flats, and 4) 135 senior living units (within

an assisted living facility). Of the 868 units, 149 units shall be affordable units. The project includes approximately 21,300 square feet of retail and/or restaurant space, parking to support the Project (including two parking garages), public space, stormwater management and other associated infrastructure improvements.

Attorney Muller stated the Board originally started to hear this application on August 25, 2021, then carried it to September 8th which was the day that the meeting was cancelled because of the tornado warnings. The staff then discovered that since a portion of the site plan was on the SRI parcel necessitating property owners in Plainsboro within 200 feet of the SRI parcel be noticed, and the owners were not noticed by the applicant, it was determined that re-noticing was necessary. So everything, i.e. testimony, exhibits, etc. from August 25, 2021 should be disregarded.

Attorney Muller added that a fair amount of time was spent discussing whether or not windows were required in bedrooms. Attorney Muller prepared a memorandum to the Planning Board dated August 31, 2021 which indicates that the State Housing Code, which was implemented by Township Ordinance 79-39, provides that bedrooms have to have either a window or a skylight. This, however, is handled and enforced administratively by the Township's Health Officer.

Also stated in Attorney Muller's memo was that ground floor or any other floor plans are only required to show pedestrian, vehicular or other access as it relates to the final site plan.

Richard J. Hoff, Jr., Attorney, with Bisgaier Hoff, representing the applicant, gave a brief description of what the applicant was seeking.

Present on behalf of the applicant and sworn-in were:

Jeromie Lange, PE, Civil Engineer & Planner, Colliers Engineering
Stuart Johnson, RA, Architect & Planner, (Pulte Component), Minno & Wasko
Tom Carman, LLA, Landscape Architect, Melillo, Bauer & Carman
James Culpepper, RA, Architect (*Atria Component) C+TC Design Center
William Cox, RA, Architect (*Atria Component) C+TC Design Center
Ken O'Brien, RA, Architect (Avalon Bay component), LRK Design

Testimony was provided by Mr. Lange via a PowerPoint presentation. He reviewed the site plan, explained where buildings were located and their proposed uses, discussed stormwater management, parking and sidewalks. He stated what approvals were pending from outside agencies.

The following Township Planning Consultants were sworn-in:

David Novak, PP, Planner
Jeffrey L'Amoreaux, PE, Traffic Engineer
Francis Guzik, PE, Township Engineer
Sam Surtees, Land Use Manager and Zoning Officer
Dan Dobromilsky, LLA, Landscape Architect

Mr. Johnson explained the building designs and materials of the proposed Pulte Component. Electric automobile charging stations were discussed.

Mr. Culpepper explained the building designs and materials for the *Atria Component of the application.

West Windsor Township Planning Board
Regular Meeting Minutes September 22, 2021

After being sworn-in by Attorney Muller, Ron Ladell of AvalonBay Communities asked that his environmental professional be submitted to speak tonight. He said that he has been denied a special meeting on September 29, 2021 and would like to get the hearing completed. Chairman O'Brien said that a special meeting would not be scheduled for September 29, 2021. Mayor Marathe said the error in noticing was not the Township's fault. Attorney Hoff stated the project is fully conforming with only one waiver request, due to the many Technical Review Committee meetings that were held.

After lengthy discussion with the applicant, Chairman O'Brien announced that the hearing of the application will continue to October 6, 2021 and October 13, 2021 with no additional noticing required. Attorney Hoff agreed to extend the MLUL clock to October 13, 2021.

The next Regular meeting is scheduled for October 6, 2021. With no further business, Chairman O'Brien adjourned the meeting at 9:57 pm

Respectfully submitted,

Cynthia Dziura
Recording Secretary