

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
October 20, 2021

The Regular meeting of the Planning Board was called to order at 7:05 pm by Chairman O'Brien in the Senior Center Building at the Municipal Complex.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Michael Karp, Vice-Chair
Anis Baig
Linda Geevers
Curtis Hoberman
Allen Schectel
Saju Joseph, Alt. #2

ABSENT: Hemant Marathe, Mayor
Sue Appelget
Simon Pankove
Jyotika Bahree, Alt. #1

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney
David Novak, PP, Planner
John Taylor, PE, Assistant 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

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 October 13, 2021.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

JOHN CHURCH, 11 Princeton Place (Zoning Board member not speaking on behalf of the Zoning Board): In regard to the Princeton Junction Train Station Development application that was approved last week, Mr. Church stated he has some flood plain information he would like to submit. Although it cannot be added to the record, Mr. Surtees will add it to the file, and send it to the applicant and the Board Members. Mr. Church also said he is disappointed that only five Planning Board members were present for that application. He commented on the traffic in that area and gave a brief history on the Princeton Junction Redevelopment area project.

RESOLUTIONS:

PB20-14 **8 Orly Court, LLC** -- Attorney Muller gave a summary of the resolution.

Ms. Geevers made a motion to approve Planning Board Resolution PB 20-14; seconded by Vice-Chairman Karp.
Roll Call:

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

Nay: None

Abstain: None

Absent: Bahree, Pankove, Appelget, Marathe

Not Voting: Joseph, Baig

LIAISON REPORTS

Environment Commission – Report given by Liaison Mr. Baig

A meeting was held last Thursday, October 14, 2021 via Zoom. 1) Jennifer Lopez, Sr. Director of Philanthropy at NRG spoke about NRG assistance in Community Initiatives and Sustainability. The NRG Head Office recently moved to Houston, but their office in West Windsor (Princeton address) is still operational. NRG supports renewable energy, EV, STEM (Science, Technology, Education & Math) and many other local community projects, such as an EV event in Princeton in partnership with Sustainable Princeton for EV. Over the past five years, NRG has donated \$75,000 to Friends of West Windsor Open Space, West Windsor Arts Council, West Windsor Township OES, and West Windsor Volunteer Fire Company. 2) Highlights of the State of New Jersey EV Charging Law were presented. The NJ DCA Sustainable Model, Municipal EV Ordinance is effective 9/1/21. Ordinance provision must be incorporated into the RSIS & UCC. All applications for EV charging stations shall be considered permitted in all zones; variance and/or Planning Board approval is not required. 3) Work has been started at the Rain Garden at West Windsor Community Park (at Skate Park). It will be completed by next spring. 4) More than 1,000 BYOBags are remaining, with hopes that they will be distributed by the holiday season. 5) The November meeting is being cancelled due to a conflict with Veteran's Day.

Affordable Housing Committee – Report given by Ms. Geevers. Committee Liaison, Mr. Joseph was not present. Ms. Geevers stated the Committee met on October 7, 2021. It was noted that the Township will subsidize "very low" income affordable units at a rate of \$100/month/unit. Money from the Affordable Housing Trust Fund will be used. There have been no further complaints received from the Affordable Housing units at the Mews regarding mold issues. The Affordable Housing Committee talked about a draft memo to the Health and Construction Departments about not allowing windowless bedrooms in Affordable units or elsewhere. The Haven House project has some contractor issues that need to be addressed with the Administration. The Committee continues to review applications before the Planning Board.

APPLICATION:

PB21-02 The Reserve @ West Windsor (formally Hilton West Windsor Property)
Preliminary/Final Major Site Plan
Block 37, Lots 6 & 7: SE corner of Dorchester Rd. & Old Trenton Roads
Property Zoned: RR/C District
MLUL: 10/20/21

This Application seeks preliminary and final major site plan approval for the construction of a residential project. The Project proposes the construction of eighty-eight (88) age-restricted townhouse and stacked-townhouse units and of the 88 total residential units, 22 shall be reserved for low-income and moderate-income households. The Project also proposes the construction of a clubhouse (with pool), as well as other infrastructure to support the Project.

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Richard J. Hoff, Jr., Attorney, with Bisgaier Hoff, representing the applicant (Toll Brothers), gave an overview of the project and stated it is a "variance-free" application.

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

The following individuals were present to testify on behalf of the applicant. They were sworn-in simultaneously by Attorney Muller. The professionals were qualified. Exhibits were presented via a power-point presentation.

Jay Kruse, PE, Engineer, ESE Consultants
Jeremy Greene, RA, Toll Architecture
Karl Pehnke, PE, Traffic Engineer, Langan Engineering
James Holtz, Vice-President, Toll Brothers

The Township's Professionals who were present* were sworn-in. The following reports were submitted and reviewed:

- * David Novak, PP, Planner, Burgis Associates, dated October 5, 2021
- * John Taylor, PE, Assistant Township Engineer, dated October 7, 2021
- * Jeff L'Amoreaux, PE, Traffic Engineer, Arora and Associates, dated October 6, 2021
- * Dan Dobromilsky, LLA, Township Landscape Architect, dated October 6, 2021
- * Chris Jepson, PE, Environmental Consultant, Van Cleef Engineering Associates, dated October 5, 2021
- Tim Lynch, Chief, Emergency Services, dated October 6, 2021
- West Windsor Affordable Housing Committee to the WW Technical Review Committee, dated October 6, 2020

During discussion about the lofts in certain units, the applicant indicated the purchase documents would include provision that these may not be used for sleeping use.

In response to a question about windowless basements in the affordable units, the applicant stated this was a "drafting error" and there would be windows in these units.

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

MR. MAGNUSSON: Mr. Magnusson asked about the Traffic Studies, the amount of traffic generated by the Mosque on Fridays and Saturdays, and the additional truck traffic. He said employees will be returning to work soon. Mr. Pehnke responded that the traffic study did include the new developments that are in close proximity. He said 80% of the residents in his senior development own two cars.

ALISON MILLER, 41 Windsor Drive: Ms. Miller commented on the storage room inside the units. She feels the room should have walls and a window treatment to make viewing from the street more pleasant. Ms. Miller would like the units to have a real garage door, in lieu of a faux one. She asked about the buffer near the dog park; Mr. Kruse responded there will be additional plantings.

PAUL MARX, 12 San Marco Street: Mr. Marx asked about the windows that reflect and burn the siding on the sides of their houses. Mr. Greene responded they never have had this problem.

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VICTORIA PEPPER: Ms. Pepper said that some of the residents were not notified of this meeting. Attorney Muller responded that applicants must notice, but it is not a requirement that it is received. Ms. Pepper asked what the difference was between Affordable Housing and Market Value. Planner Novak explained what these are. Ms. Pepper asked for the width of the roads. Mr. Kruse responded 24 feet. Ms. Pepper said with all the flooding in this area, she is concerned about having basements in the units. Chairman O'Brien and Mr. Taylor responded that the Homeowner/Condo association will be responsible for stormwater management and basins.

LUSHENG YAN, Ph.D.: Mr. Yan said he feels the testimony did not adequately touch on the environmental issues.

MR. SANDOR, 26 San Marco Street: Mr. Sandor also asked about flooding and Bear Brook. Mr. Kruse and Mr. Taylor responded and explained the stormwater run-off and sewer issues. He also said he was surprised that the applicant is not considering solar panels.

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

Mr. Joseph made a motion to approve the application with waivers and conditions as discussed during the hearing and cited by Attorney Muller; seconded by Vice-Chairman Karp.

Roll Call:

Aye: Joseph, Schectel, Hoberman, Geevers, Baig, Karp, O'Brien

Nay: None

Abstain: None

Absent: Bahree, Pankove, Appelget, Marathe

Not Voting: None

The next Regular meeting is scheduled for November 3, 2021.

With no further business, Chairman O'Brien adjourned the meeting at 10:57 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary