

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
June 8, 2022

The Regular meeting of the Planning Board was called to order at 7:04 pm by Vice-Chairman Karp 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 May 25, 2022.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Vice-Chairman
Hemant Marathe, Mayor
Andrea Mandel, Councilwoman
Sue Appelget
Anis Baig
Curtis Hoberman
Simon Pankove
Allen Schectel
Robert Loverro, Alt. #2

ABSENT: Gene O'Brien, Chairman
Jyotika Bahree, Alt. #1

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney
David Novak, PP, Planner, Burgis & Associates
John Taylor, PE, Assistant Township Engineer
Chris Jepson, Environmental Consultant

Sam Surtees, Land Use Manager and Zoning Officer

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Vice-Chairman Karp opened up the meeting for public comment on non-agenda items and non-active applications.

NAOMI RICHMOND, 39 Fieldston Road, West Windsor: Ms. Richmond commented on Intergovernmental relations and cooperation. While attending some Planning Board meetings, she has noticed that certain roads are governed by state, county, and the municipality and certain issues are school board matters and certain matters are government matters. She said the citizens count on the Township to partner and collaborate with these other levels of government. Mayor Marathe responded that the Township officials frequently speak to all these entities.

R.J. KAISTH, 20 Haskel Drive, Princeton Junction: Mr. Kaisth spoke, in general, about the quality of life, pollution, less safety, less open space, more trucks and traffic, and more flooding in West Windsor. He said he is concerned about how the decisions made will negatively impact the community in the future. He encouraged the Township representatives to carefully make decisions for the long-term, or long-term residents like himself will leave.

TIRZA WAHRMAN, 5 Stonelea Drive: Ms. Wahrman spoke generally about the prevalence of flooding, flood events, and precipitation in this part of the State. She wanted to clarify that NJDEP will be coming up with new, higher standard flood hazard rules that will apply to all pending applications in the State. Assistant Township Engineer Taylor stated there is quite a bit of misinformation and cautioned everyone not to do anything until the DEP files with the office of administrative law. Mayor Marathe said the Township will review the rules once they are published. Ms. Wahrman asked Mayor Marathe if he followed the Open Public Meetings Act in December 2020. Mayor Marathe responded that she can appeal this with the State Ethics Committee.

CHUN YU, 349 Clarksville Road: Mr. Yu said he moved to West Windsor because of the ease of use of the Princeton Junction train station. He said there is a lot of traffic and there are a lot of car accidents near his home, but he wants to stay in his home because he loves the Township.

FIORELA VITULICH, 281 Clarksville Road: Ms. Vitulich said she was a student. She asked how the Township is prioritizing the money vs. students sleeping. She said she and her family have to wake up much earlier to get to school on time because of the traffic. She also commented on the amount of accidents with the truck traffic. Mayor Marathe warned Ms. Vitulich that the applicant can accuse the Township of illegally discussing the application outside the Planning Board process. Chairman Karp stated the deliberations on the warehouse application will be on June 29, 2022.

KEVIN MEEHAM, 59 Ambrose Way: Mr. Meeham asked who are the gentlemen that are wearing suits. Vice-Chairman Karp responded they are here to present tonight's application. He also asked about a new bridge going over the train tracks. Mayor Marathe responded there is nothing active right now from the State. Mr. Meeham suggested that a new bridge be limited to the current two lanes.

NILOOFER NARENDRAN, 19 Zeloof Drive: Ms. Narendran commented about the public comment process. Princeton Junction was ranked as among the best places to live in New Jersey. She asked, with the addition of warehouses how the Township will uphold this status. She asked Mayor Marathe if he will uphold his statement, "keeping traffic away from town."

STACY FOX, 29 Berrian Avenue: Ms. Fox asked what the process would be to re-open public comment. Mayor Marathe responded that he will provide something and put it on the website.

Vice-Chairman Karp closed the meeting for public comment.

CONSENT AGENDA

Minutes – April 6, 2022

Mr. Loverro made a motion to approve the April 6, 2022 minutes, as amended; seconded by Mayor Marathe. Approved by voice vote. Abstention(s) by: Ms. Appelget, Mr. Baig, Mr. Pankove.

Minutes – April 27, 2022

Mr. Hoberman made a motion to approve the April 27, 2022 minutes, as amended; seconded by Mr. Loverro. Approved by voice vote. Abstention(s) by: Mr. Baig, Mr. Pankove.

Minutes – May 11, 2022

Mr. Pankove made a motion to approve the May 11, 2022 minutes, as amended; seconded by Mr. Baig. Approved by voice vote. Abstention(s) by: Mr. Loverro.

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

RESOLUTION:

PB21-13 **Henry & Jane Landau**
Minor Subdivision w/Variances and Waivers
Block 34, Lot 21: 143 South Lane

Councilwoman Mandel made a motion to approve Planning Board Resolution PB 21-13, as amended; seconded by Mr. Pankove.

Roll Call:

Aye: Loverro, Pankove, Hoberman, Baig, Appelget, Mandel, Marathe

Nay: None

Abstain: None

Absent: Bahree, O'Brien

Not Voting: Schectel, Karp

LIAISON REPORTS

Environmental Commission: Mr. Baig reported on the meeting held via Zoom on March 10, 2022. He updated the Board on the Community Park Rain Garden and Community Park Pollinator Garden projects for 2022.

Affordable Housing Committee: Mr. Schectel reported on the meeting of May 5, 2022.

1. An Energy Efficiency Program in the Township has been rather successful. As of June, 2021, no progress had been made. As of May 5, 2022, at least 29 of 37 eligible homes were completed with an average expenditure of \$6000 per unit.

2. The AHC was still interested in codifying requirements of how affordable housing units could be dispersed within residential communities.

3. In terms of rental units, there has been some notable achievements at the new Woodmont development. Of the 89 available affordable units, 42 family groups have been approved for them. There is a total of 524 family groups still on the waiting list-- so there are still plenty more that are expected to be approved.

4. They were also interested in seeing that there were requirements for safe and secure areas for bicycle parking within residential communities for affordable units as well as market rate units.

APPLICATION:

PB21-12 **Verizon-Penn's Neck Emergency Generator**
Major Site Plan, Conditional Use & "c" Bulk Variances

West Windsor Township Planning Board
Regular Meeting Minutes June 8, 2022

138 Washington Road
Block 6, Lot 72
Property Zoned: R-20 District
MLUL: 6/8/22

The Applicant proposes an addition of an emergency generator on a concrete pad to support existing on-site telecommunication equipment at the existing Verizon central office (unmanned) located at 138 Washington Road (a 1.85-acre tract). The generator will be housed in a 49 ft. x 12 ft. metal enclosure and a 15 ft. high fence with hedge type slats will surround the generator enclosure. Significant landscaping is proposed. Minor site plan approval, conditional use approval and a bulk variance relief for the increase in impervious coverage for the concrete pad and walkways (37.4% proposed, 35% existing and 20% permitted) is requested for this application.

Attorney Muller stated that the proof of publication and service are in order, the notice is proper, and the board has jurisdiction.

The following professionals were present to testify on behalf of the applicant. They were sworn-in simultaneously by Attorney Muller and qualified as expert witnesses.

- Jeff Reynolds, PE, Landscape Architect, Reynolds Group Inc.
- Frank Tutello, PE, Electrical Engineer, M & E Engineers
- Matthew Murello, PE, Sound Expert, Lewis S. Goodfriend and Associates
- Mitchel Ardman, PP, PE, Planner/Engineer, Reynolds Group Inc.

Nicholas Talvacchia of Cooper Levenson, Attorney for the applicant, gave an overview of the project and proceeded with the hearing.

The following reports were submitted and reviewed by the Township's Planning Board Professionals:

- David Novak, PP, Planner, Burgis Associates, dated May 24, 2022
- John Taylor, PE, Assistant Township Engineer, (Report submitted by Francis Guzik, PE, Township Engineer) dated May 24, 2022
- Dan Dobromilsky, LLA, Township Landscape Architect, dated May 24, 2022
- Chris Jepson, PE, Environmental Consultant, Van Cleef Engineering Associates, dated May 24, 2022

Attorney Muller swore-in the Township Professionals simultaneously.

10:05 pm – Mr. Baig left the meeting.

Vice-Chairman Karp opened the meeting for public comment on the application.

NEIL E. WEISFELD, 11 Coventry Circle: Mr. Weisfeld said they've lived there for 38 years and is proud and are appreciative of the Township. Mr. Weisfeld said they are most affected by this project, and they did not have the time to react to the notification since they were out of the country. He also did not know about the Zoom meeting that was set up about a year ago. He said they are skeptical of the goodwill promised by the applicant, and asked if the project could be delayed so they can ask their questions. Vice-Chairman Karp responded that he will allow him to ask his questions. He asked how many times the generator runs. The time will vary; the emergency generator runs when

power is lost. Mr. Weisfeld asked how the diesel emissions will be controlled. The applicant responded that it will meet EPA requirements for emissions and a State Air quality permit will be required.

VICTORIA WEISFELD, 11 Coventry Circle: Ms. Weisfeld stated there are diesel fumes and noise when the unit runs. Mr. Tutello responded the new unit will meet the current standards required by law.

NEIL E. WEISFELD, 11 Coventry Circle: Mr. Weisfeld said he is also concerned with vibrations and that they are currently not maintaining the system and property. Township Landscape Architect Dobromilsky responded that although the applicant has been slow to react in the past, they have to abide by their approved site plan or be subject to enforcement by the Township. Mr. Weisfeld asked about the sound level of the generator. The applicant and Township professionals have agreed that the generator is in the best location, and the only time it will run is if there is an emergency and for periodic required testing.

There was no further comment from the public. Mr. Schectel made a motion to close the meeting for public comment; seconded by Councilwoman Mandel. Voice Vote – All Aye.

Mr. Hoberman made a motion to approve the application with minor site plan approval, conditional use approval, approval of the one variance with respect to the improvement coverage and the other conditions that were cited by Attorney Muller; seconded by Mr. Schectel.

Roll Call:

Aye: Loverro, Schectel, Pankove, Hoberman, Appelget, Mandel, Marathe, Karp

Nay: None

Abstain: None

Absent: Bahree, Baig, O'Brien

Not Voting: None

The next meeting is scheduled for June 15, 2022.

With no further business, Vice-Chairman Karp adjourned the meeting at 10:25 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary