

# West Windsor Township Planning Board

## Minutes – Regular Meeting

January 17, 2018

The regular meeting of the Planning Board was called to order at 7:00 p.m. on Wednesday, January 17, 2018 by Chair O'Brien in Meeting Room A of the West Windsor Municipal Building.

### ROLL CALL AND DECLARATION OF QUORUM

Present: Anis Baig  
Linda Geevers  
Michael Huey  
Michael Karp  
Andrea Mandel  
Hemant Marathe  
Gene O'Brien  
Simon Pankove

### CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chair O'Brien announced that the Board will be going into executive session at 9:45 p.m.

### CONSENT AGENDA

- a) Resolution setting forth escrow fees and charges for professional review and inspection pursuant to NJSA 40:55D-53.2

Motion was made by H. Marathe to approve the resolution and L. Geevers seconded the motion. The vote was 8-0 in favor.

For: Baig, Geevers, Huey, Karp, Mandel, Marathe, O'Brien, Pankove  
Against: None  
Abstain: None

### PUBLIC COMMENT

No comments from the public were provided.

### APPLICATION

**PB17-12**

**Maurice Hawk School Addition**

Courtesy Review

Block 11, Lot 11; 305 Clarksville Road

Property Zoned: R-20 District

MLUL: NA

Gerald Muller, Esq., legal counsel for the Board, stated that this is a courtesy review and a resolution with recommendations for consideration could be prepared.

Chair O'Brien stated that it is helpful for the school district to comment and respond to professional suggestions, some valid points were raised by our professionals.

Richard Roy, Esq. legal counsel for the applicant, introduced Dr. Aderhold, Schools Superintendent, Sean Walsh, Van Cleef Engineering; Nick Verterese, Dynamic Traffic, and George Duthie, FVHD architects and planners. Mr. Roy noted that recommendations from the County have been received.

Dr. Aderhold thanked the board and staff for their comments. The proposal is for an extension to the Maurice Hawk School due to multiple developments pending or approved including Woodstone off Canal Point Boulevard and Toll Brothers with a plan for 51 townhomes and apartments. Woodstone is a conforming plan so this is anticipated to move forward soon. The projection of students for the Woodstone development is .84 per unit; the last development proposed with a yield of .84 students per apartment was Princeton Terrace and there are 486 apartments in Princeton Terrace. The Ellsworth Center will be developing 20 units and other developments in town have been reviewed including Princeton Ascend and 400 Steps LLC. He stated that these developments will impact the Maurice Hawk School. The impact to the upper elementary grades will be significant. Once the Village Elementary School is expanded, four pre-k classrooms will be moved to that school. Additional space is needed at Maurice Hawk School for special education, music and art. Due to the pending construction projects, space will be needed for 2019 and 2020, and they anticipate construction to take 16 months.

Sean Walsh, Engineer for the applicant, stated that the proposal provides an increase in parking for staff. The parking as designed separates the space for students and cars. A new bus loop is proposed which will be isolated from the other traffic on site. A parent drop off area is also being considered. The entire lot will be improved for safety reasons. An underground basin will be provided; the parking lot is porous pavement so the basin will have a treatment device to treat stormwater. This project will relocate the crosswalk farther west for the bus traffic and additional screening is proposed

L. Geevers asked if the neighbors were notified of this plan. Dr. Aderhold stated that there are wetlands on site so they were notified. The neighbors expressed concern about the potential of an egress in the rear but nothing is proposed.

M. Karp asked if they met with the Fire Official. Mr. Walsh stated that Mr. Yates is mostly concerned about access and parent drop-off, and they were asked to provide a safe route for emergency vehicles.

A. Baig asked how the children will be protected during construction. Mr. Walsh responded that the architect will provide testimony on that.

The memorandum from the Township Engineer dated 1/10/18 was presented. Mr. Walsh advised that accommodations will be provided for people who wish to ride their bicycle to school. Mr. Roy stated that there are existing paths so bikes come from surrounding communities to the school; the walking paths are bike friendly and there will be designated bays for bicycles. Mr. Walsh stated that the specific location of the covered bike areas has not been determined at this time. Dr. Aderhold stated that students and teachers also like to bike to school so a location will be found. Mr. Guzik referenced items #6 and #7 in his report and asked if any provisions are being provided for buffering the bus traffic from the residence to the east. Mr. Walsh noted that buffering is provided by a chain link fence on the northwest side of the property; they intend to relocate the lighting. Mr. Guzik asked if the testimony is that only a fence is proposed as the buffer. Mr. Walsh stated that a solid wood fence could be installed.

Regarding Item #8, he advised that a diagram of the circulation in the front of the school will be prepared. Mr. Guzik responded that this is acceptable. Mr. Walsh advised that a garbage truck can access the site with adequate space to turn around. Mr. Guzik stated that he is fine with this; there appears to be no conflicts. Dr. Aderhold stated that garbage pickup typically occurs early morning and occasionally it occurs during the school day but he has never received a complaint about garbage pickup at this location.

Mr. Walsh stated that regarding stormwater management, a large drainage line will be installed from the road to the edge of the property towards Benford Drive. It is unclear if any part of this is County jurisdiction because there is no easement shown, but the County advised that it is not their land and they do not want it. Mr. Walsh stated that the existing collection system is an older system; portions of the line are metal pipes. Mr. Guzik stated that reinforced concrete pipe is recommended and he suggested that they look at the downstream system to make sure there are no problems with condensation of the pipe. Item 2.3 is satisfactory after hearing testimony from Mr. Walsh. Mr. Guzik asked that he be copied on all correspondence from the County. Items 2.4 and 2.5, Mr. Guzik stated that porous pavement is proposed for groundwater recharge and he has no further comment. Item 2.6 pertains to the stormwater management system proposed in the rear of the site close to Benford Drive; there were some technical comments that have been worked through. Item 2.7, The Township has partial responsibility so this note was an error and will be deleted, Mr. Walsh stated that the note has been deleted, and he will send the revised detail to Mr. Guzik. Chair O'Brien requested a written confirmation.

Mr. Guzik asked the applicant to address the site lighting. Mr. Walsh stated that new LED lights are proposed at a 25 foot mounting height providing a total of .25 foot-candles for the entire site. Light spillage is desired for this site. The lighting of the intersections was insufficient; so three foot-candles will be added to those areas. Security lighting is proposed in the parking lot. They are considering pathway lighting with 20 foot tall poles; and they are researching the cost for this improvement but this is not a definite plan. Mr. Guzik stated that a resident asked for the area to be lit and suggested ground mounted solar for the pathways. A fully lit area is not expected, just an identification of the paths so people can find their way.

Regarding the sewer utilities, Mr. Walsh stated that projections have been done and 3,500 gallons is anticipated. He will provide the calculation to Mr. Guzik. Chair O'Brien asked if approval is required by the Stony Brook Regional Sewerage Authority. Mr. Guzik stated that this is not required since the addition is not major, but they will be copied on everything.

Daniel Dobromilsky, landscape architect for the Board, asked what landscaping is being considered. Item #3b in his report notes that a mature evergreen exists by the bus route exit closest to a residential property and the plans are not clear as to what vegetation will remain. Glare, noise and visual buffering needs to be addressed. Mr. Walsh referenced the aerial of the site. There is a garage between the homes and the bus lanes so this will help. Mr. Dobromilsky asked for non-deciduous vegetation six to eight feet in height to provide a buffer; if a resident has concerns, he is hopeful they can do something to satisfy their concern. Mr. Roy stated that the crosswalk was removed as per the County's request. The applicant is willing to work with the residents and the staff professionals. Item #3c regarding the parking lot in the rear, a chain link fence is proposed and this is in an area of wetlands, so there is a limitation on what can be done. Mr. Walsh noted that a small retaining wall is in place and with a fence on top of that; slats can be inserted into the chain link fence for buffering. This is recommended because landscaping would be difficult to grow in that space. Item #5 notes that the Township Greenbelt line is not near the property;

there are woodlands and this area is protected by wetlands. 100 mature trees on the property are proposed to be removed, most of which are in the front yard and the existing courtyard. The street trees along Clarksville could be impacted, and the plans should be revised to accurately show this. Mr. Guzik's report includes a recommendation that the applicant provide alternatives because there will be ample room between the curb and the sidewalk for street trees. Mr. Dobromilsky noted that it would be nicer to keep the existing trees so this area will not be stark. Item #6b requests a buffer for the parking lot since it is visible from the street, Mr. Walsh stated that there will be an excess of top soil, and trees planted on top should satisfy that requirement. Mr. Dobromilsky stated that the islands in the parking lot are less than code standard for width, and shade trees are not proposed; therefore the width is not as important. The parking is designed to be as compact as possible so he is not pushing for shade trees within the islands. Regarding screening of the refuse enclosure, Mr. Walsh stated that the architect will address this. Mr. Dobromilsky asked about the playground areas. Mr. Walsh advised that the smaller playground area will be removed. Dr. Aderhold stated that this area will have pre-k equipment for the younger students along with a safety surface. Mr. Walsh stated that the larger playground will remain. Dr. Aderhold stated that they feel there will be sufficient playground space. Mr. Walsh noted that the basketball court space will also remain. Mr. Dobromilsky recommended something more durable for the refuse enclosure. Mr. Walsh stated that a steel frame is proposed; but Mr. Dobromilsky asked for a more durable material and not wood as proposed.

Chair O'Brien asked about if access will be permitted by a gate control. Dr. Aderhold stated that a custodian or a staff member will be on site during the day; this will be a checklist item for the school staff. Security officers also be on site in the building.

L. Geevers questioned if measures are proposed to prevent the sidewalks being lifted after the street trees are installed. Mr. Dobromilsky stated that four trees will remain and they are large, the new trees will all be understory trees so this is not a problem.

Nicholas Verderese, traffic consultant for the applicant, stated that the parking lot is designed to separate the bus traffic from all other activities; all bus traffic will occur on the outside along with stacking room for the buses. At this time they have 16 buses, and some of the buses cannot park in the current configuration. The new design will accommodate the 16 buses plus seven new buses. The existing parent drop off area is within the parking lot; this will be moved to another location. The parents will be required to come in to the school to pick up their children after school; the parking will have a designated area for the parents. One improvement recommended by the County is for striping in the median to reduce the 20 foot wide shoulder to provide a dedicated left turn lane on Clarksville Road. The dedicated left turn lane will be able to stack four to five vehicles. Mr. Verderese stated that the bus driveway always has delays because of the volume of traffic and a single lane exiting the site. The proposed plan has separate left and right turn lanes.

Mr. Guzik stated that flashing beacons are in place for the crosswalk for safety reasons. One parking space is being removed for an island, this breaks up the 40 continuous parking spaces in the parking lot. M. Huey recommended 45 degree angled parking in the parking lot which will reduce the size of the driveway, and a sidewalk can be provided. Mr. Verderese stated that parking spaces will be lost with angled parking. S. Pankove asked if overflow parking is anticipated for special events. Mr. Verderese stated that there may be some spill out, but the situation will be much better than the present situation.

M. Huey recommended a two directional driveway near the school. Mr. Verderese stated that this is a

good suggestion, but they wish to keep the traffic in the parking area. The parents will be instructed to use the drop off lane and not attempt to get into a parking space in the staff parking lot in order to be closer to the entrance.

L. Geevers stated that cars and pedestrian traffic is very busy in the morning and suggested a patrolman on site. Dr. Aderhold stated that this occurs only during special events. Doing this for every school during the school day for 15 minutes is not recommended because the patrolman may be needed elsewhere or the police is short staffed.

Mr. Guzik asked if the children will be directed to the back of the building when exiting the school; if so, then walkways should be more accommodating. Dr. Aderhold stated that this is an ongoing conversation, currently the plan is for the drop-off buses in the front and walkers go out the rear.

George Duthie, architect for the applicant, stated that the design is an attempt to respect the scale of the neighborhood. A single story structure is proposed; the materials will be a warm tone and will complement the neighborhood. The original building was designed by his firm in the 1950s so this is a modernization of the building. The materials are brick, cement fiber siding along with solar shades. Bollards are proposed to provide a physical protection between the pedestrian sidewalk and parking lot. The new location of the main entrance is in the rear which is more secure; new door hardware and security cameras will be installed. The addition will provide improvements to the circulation within the building. A silver level of LEED certification will be achieved. The proposed construction is environmentally sensitive and non-institutional in appearance. Mr. Duthie advised that the first stage of construction will be the main portion of the parking lot, allowing the process of pedestrian and vehicular traffic separation. Then construction of the addition will begin the early fall into the summer of 2019. Safety measures will be in place because this is of the utmost importance. They are hopeful that all site work will be completed in the summer of 2019. He advised that the building will function during the entire time of construction.

A. Baig asked about the staging area for construction. Mr. Duthie stated that this will be in the front and the rear of the site so construction vehicles will not need to drive around the site. A. Mandel asked about asbestos in the school. Mr. Duthie stated that all renovation areas were reviewed, and the process for removal has begun. A. Mandel stated that solar panels are not proposed, but this should be considered, since the roof is designed to allow for this.

L. Geevers asked the hours of construction. Mr. Boyd stated that construction will take place Monday through Friday from 9am to 7pm.

The meeting was opened to the public.

Jerry Foster, resident, stated that there are a variety of train commuters who walk or bike to the station. One route is through the school to access Scott and then the train station. Counts of the commuters were taken at Alexander and Scott by him and other interested parties; and he reported that there are 90 bikes and pedestrians traveling this route daily. He requested a painted mid-block crossing on Scott and an improvement to the pathway to make it straighter for those commuters. In addition he recommended that the fields be used by the students for gym and recess. He requested a bike lane on Clarksville Road since this does not exist and a different treatment at the drives so vehicles are aware of the bike traffic. He suggested a continuous sidewalk in the driveway.

M. Karp stated that he has concerns that there may be adults without children in the school cutting through the property. Mr. Roy stated that this is school property and is not encouraged. M. Karp asked if the Planning Board should discourage this; he has concerns about the safety of the children. Dr. Aderhold stated that it is a delicate balance between respect for the community and the students, but it would be a safety hazard to provide a walkway in the field.

Morton Levine, resident, stated that Mr. Verderese stated that there will be three main uses for the driveways, but he did not include food deliveries. Mr. Verderese stated that food delivery trucks will use the outside driveway, and templates have been provided to staff. Mr. Levine asked how many waves of bus traffic is anticipated during the school day. Mr. Verderese advised that there are 16 buses and 7 additional buses are projected. When the buses are parked they will not be idling; while the buses are being boarded by students they will not be idling; but, when the buses are stacked in the exit lane, they are running. Mr. Levine stated that buses will be idling next to a residential property. Dr. Aderhold stated that logistically it is rare that all the buses will arrive at the same time and idle while on site. The buses will not be sitting and waiting; they will arrive on site and staff will make an announcement of the bus number so the students can get on their designated bus.

### **MASTER PLAN**

Draft Master Plan Reexamination Report pursuant to NJSA 40:55D-89  
(continued from January 10, 2018)

Chair O'Brien noted that this is the third review of the Draft Reexamination Report. Section 5 of the report will be reviewed.

The meeting was opened to the public.

Marshall Lerner, resident, stated that the Master Plan should include economic well-being as a fundamental objective. This does not appear to be apparent in this draft, and it does not include the impact on the current tax base. Mr. Lerner stated that Mayor Hsueh had noted a goal of 65/35 residential/commercial when running for office. He feels that all commercial zoned parcels must be retained. Any redevelopment near the train station should be commercial. Tax impacts are anticipated for residential and in particular apartment complexes. 57% of the tax bill goes to the schools, and people living in apartments pay less than homeowners, and 70.9% of that tab is paid by the homeowners. Five major apartment complexes in town amounted to nine million dollars at a cost of \$865 per year for each homeowner to make up this shortfall. As each residential apartment development is constructed, the shortfall is increased. Residents who are seniors are being forced to move because of the added tax burden. He stated that changes to the Master Plan are needed to improve our future. 2017 property tax assessments were the base used for these numbers presented. He stated that there are only a handful of age-restricted developments and he asked for an increase in senior housing. Mr. Burgis stated that this is a reexamination, an assessment of the current Master Plan; and those comments would be helpful when full Master Plan is being prepared.

Jerry Foster, resident, suggested that a consultant be hired to work on a Mercer County trails network plan and he asked for the town's cooperation. The Bike Share Program is quite large; West Windsor does not have this program, but he is hopeful that this will be considered. Princeton University would be the owners of the bikes; the train station is one possible location. This is an opportunity to minimize traffic

and maximize the biking and riding potential.

David Lechinski, resident, stated that he is the Recreation Commission Vice Chairman. Additional recreation space and a new facility is needed and this should be studied. Chair O'Brien requested that Council liaison Manzari, who is also a member of the Recreation Commission, work on this.

L. Geever stated that page 59 discusses the Concept Plan detail for the Howard Hughes tract; she stated that this should not be in the Reexamination Report, because it does not belong there. Mr. Burgis stated that we are considering different options for this site, but specific detail about the design should be omitted. Chair O'Brien suggested inclusion of the impacts of development of the property and the impacts on the Township as a whole that must be considered. Mr. Burgis stated that whatever type of development will take place on that site, the impacts and the implications involving the Board of Education and the School System will be included.

Section 5.2 - affordable housing. Mr. Muller stated that the trial has concluded and the methodology has been determined, although he does not know when the opinion will be rendered. Mr. Burgis stated that 100 municipalities have settled. S. Pankove stated that certain properties in West Windsor were potential sites during the last reexamination, and this number has changed; so he requested a map identifying potential sites. Mr. Muller stated that he does not recommend this, since we do not know what the number will be. Mr. Burgis agreed with Mr. Muller and stated that, if the public reads the document, they will get the wrong impression that this is the plan for affordable housing sites.

M. Huey asked if the Project Freedom development was included in this report. Chair O'Brien noted that this is covered elsewhere. Mr. Burgis stated that we can identify how many units have been approved.

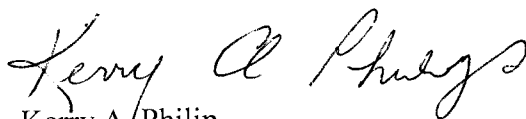
Chair O'Brien stated that the discussion will continue next Wednesday, January 24th.

Motion was made by L. Geever and S. Pankove seconded the motion to go into Executive Session regarding pending litigation. The vote was 8-0 in favor.

Motion was made by L. Geever and S. Pankove to open the Closed Session to the public. The vote was 8-0 in favor.

Motion was made and seconded to adjourn the meeting at 10:15 pm.

Respectfully submitted,

  
Kerry A. Philip  
Recording Secretary