

West Windsor Township Planning Board

Minutes – Regular Meeting

January 24, 2018

The regular meeting of the Planning Board was called to order at 7:00 p.m. on Wednesday, January 24, 2018 by Chair O'Brien in Meeting Room A of the Municipal Building.

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 as required by law.

ROLL CALL AND DECLARATION OF QUORUM

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

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chair O'Brien stated he met with the Planning consultant and they feel that they can provide the next reiteration of the draft Reexamination Report by February 7th. The meeting on February 14th has been canceled so the 2nd draft will be reviewed at the February 21st meeting. He stated that final action may take place on March 7th.

LIAISON REPORTS

Environmental Commission - A. Mandel stated that she spoke with members of the Commission and there is nothing to report. When the Master Plan is reviewed there are several items that they wish to get involved in. Chair O'Brien asked if anyone had been appointed to the Site Plan Review Advisory Board. A. Mandel stated that there were not many members present and this will be discussed at the February meeting. Chair O'Brien stated on the record that he is concerned about the membership of SPRAB and getting a quorum of members. If the Zoning Board meets and only identifies one person to serve on the Board then he will serve as an interim member.

Affordable Housing - L. Geevers stated that it snowed on the day that the regular meeting was scheduled and the meeting did not take place because the municipal building was closed. A report will be provided after the next meeting. The meetings are scheduled for the first Thursday of each month.

PUBLIC COMMENT

No comments were provided.

MASTER PLAN

Draft Master Plan Reexamination Report pursuant to NJSA 40:55D-89
(continued from 1/17/18)

Joseph Burgis, planning consultant for the Board, discussed section 5 - Specific Changes and referenced Section 5.4 Princeton Junction Redevelopment Plan. He stated that the adopted plan has been amended but not incorporated into the Township's Land Use Plan and this is recommended. Also the Princeton Junction Redevelopment Plan should examine the effectiveness of the regulations to encourage redevelopment. He then referenced Section 5.5 Community Facilities and Open Space and stated that this element should be updated to include inclusionary sites for affordable housing, expansion of the University Campus and continued development in the Princeton Junction Redevelopment Area. The Open Space and Recreation Plan Element should be updated to reassess active recreational needs. The Community Facilities Plan Element should be examined regarding future school projections. Mr. Surtees asked for the physical address for all school sites on page 69. M. Karp asked if there is any mention about the Hawk School expansion. Mr. Novak stated that this is not identified but it can be referenced. Mr. Surtees stated that school sites are to be included in the updated master plan, noted should be the open space sites that had been considered by the School Board for new construction but were purchased by the town for open space. S. Pankove stated that courtesy reviews that have taken place since 2008 may provide an indication of future development. L. Geevers asked that the park names be included in the Community Facilities Element. Councilwoman Miller asked that the acreage also be noted.

G. Muller, Esq., questioned if wineries, breweries and micro-breweries are included in the description for farmland. Councilman Miller stated that wineries bring a lot of cars and music so it can change the nature of the site. The size of the farm for this use should be considered. S. Pankove stated that there have been a variety of improvements at parks within the community so the list should be updated. Mr. Surtees noted that the General Development Plan (GDP) for the Sarnoff tract is now being considered in Section 10. S. Pankove stated that this should be included, the plan for the tract was approved in 2001.

M. Karp stated that alternate means of transportation should be identified, there are references to bus transportation and asked if this is going to happen in the near future. Mr. Novak stated that nothing is being considered at this time but the Circulation Element will be updated to include bus rapid transit, it is important to have a synergy of documentation if this is referenced. M. Karp asked if there was any plans from the Transit Authority for improvements to the train station. Mr. Guzik advised that structured parking was discussed. M. Karp recommended a third tunnel be considered as an improvement to access the new parking lot off Alexander Road. Mr. Guzik stated that he has been working with Arora and Associates about updates to the circulation plan, they are looking at capacities and projects and how the roads should be built to handle the anticipated capacity. H. Marathe stated that this is the time to examine the traffic issues in West Windsor, the traffic calming measures that are used, specifically noted should be the measures we support and the measures that we do not support. Several board members concurred and stated that there are many developments with cut through traffic

and important to consider is how the roads will align to deal with this situation.

C. Hoberman asked if the Clarksville Road Bridge will be closed during renovations. Mr. Surtees stated that this is a County project and the bridge will be closed, the County is considering a realignment of the bridge and we have properties on each side of the bridge. The adopted Circulation Element should include this for funding purposes. Mr. Novak stated that they are working with County on this and he advised that the bridge is owned by the State.

S. Pankove asked about a reference to the sign ordinance. Mr. Surtees stated that the ordinance had been amended five years ago, there was much effort and research about the waiver requests received for signage. Work was also done relating to political signs and temporary signage but this was never introduced to Council. Mr. Burgis stated that this is not needed in the Reexamination Report. Chair O'Brien stated that this concludes the review by the Planning Board of the draft report dated 12/12/17. The 2nd revised draft will be prepared and will be reviewed early February.

The meeting was opened to the public.

Barbara Pfeiffer, resident, stated that she wishes to add comments and suggestions. Regarding the Hughes tract, this is the opportunity for funding regionally. Housing is proposed, crowding may result, and the master plan can regulate what will be built on the property. She asked that the applicant or the Town invite different participants who may be interested in this site. There are many workers on Wall Street who commute to work, this work can be brought here. In addition there are large companies such as Amazon who should be approached about opening a facility on this property. These jobs will benefit the Township.

Cathy Brennan, resident, stated that Princeton Junction neighborhoods have cut through traffic problems and she recommended that this be included. She recommended traffic calming measures along Clarksville and North Post Roads and suggested speed limits of 25 mph, 25 mph speeds were also recommended on Route 571 during school hours when students are present. She recommended a reduction of speed for all roads between the high school and grammar schools when children are present. She also noted that there was a plan for an exchange of roadways between the Township and the County that would put the Township in charge of Clarksville Road between North Post and Princeton-Hightstown Roads. A copy of the report prepared by the Mercer County Planning Board was handed to the Recording Secretary. She also noted there should be walking paths from Route 1 to the Community Park for a sense of community, all walkable areas should be identified.

Virginia Manzari, Council Member, stated that the statistics of dwelling units on page 31 are confusing, Mr. Novak stated that the numbers are based on a survey so they will note the source. He stated that the numbers may not be accurate, they are taken from certificates of occupancy. Ms. Manzari asked that the correct information be included. She questioned a comment on page #40 that 22% of the population takes public transportation and she feels that the number would be higher. Regarding taxes, to balance things she recommended more commercial development and read excerpts from the Robbinsville reexamination report about this issue, that document noted the increased pressure for housing and how this impacted their quality of life. This will help plan a pattern for future development, and provided design standards for the scale. Also having another tunnel under the tracks is a great idea. Mr. Burgis stated that the goals and objectives are not being updated as part of the

Reexamination Report, and the detail recommended by Ms. Manzari would be included in the Goals and Objectives. Ms. Manzari asked Mr. Surtees to compile a list of the units constructed. Mr. Surtees stated that certificates of occupancy are granted for the whole building, they are not granted for single units therefore the total numbers quoted in the report are not accurate.

John Church, resident, stated that he would like to see the County Bridge on Clarksville Road replaced because it is a very narrow bridge. A new bridge would be a very large project and it is County jurisdiction but this should be encouraged. He questioned if the Mercer County Master Plan notes anything about improvement to that bridge.

Kristin Appelget, Princeton University Director of Community and Regional Affairs, stated there is a vision for the University lands and they are very excited to work with the town. She stated that they wish to review the revised draft and suggestions will be provided.

Councilwoman Alison Miller commented on Section 5.2 pertaining to affordable housing and recommended the Planner examine the possibility of partnering with non-profit organizations about construction of 100% of the affordable housing. The following wording was recommended by Ms. Miller ... Examine the possibility of partnering with non-profit organizations to construct 100% of the needed housing for affordable housing, senior and special needs populations or when this type of housing is mixed into integrated neighborhoods. She stated that we do not wish to encourage the creation of an all affordable housing development. The Affordable Housing Committee will provide an official statement during the next draft review. She stated she applauds the suggestion to incorporate the redevelopment area into the Master Plan so people are not required to read more than one document. She is hopeful that this is done for the bicycle and pedestrian plans as well. Mr. Burgis recommended items that would be included in the report.

Jen Ping Wang, Affordable Housing Committee member noted that the pedestrian circulation around the train station should be included in the report. There is high traffic volume in Berrien City which is the neighborhood around the train station.

Thomas Letizia, Esq., legal counsel for Princeton Land, asked for clarification if there will be an opportunity for the public to comment after the revised report is issued. Chair O'Brien confirmed this. Mr. Letizia noted that his office had submitted a letter early in the process and asked the board take this into consideration. Chair O'Brien stated that the Planning Board will complete the work needed to adopt the Reexamination Report and then move into consideration of the individual elements so this is going to be an ongoing process.

Chair O'Brien stated that since the meeting about the Hawk Schools concept plan, a memorandum had been received by the Emergency Services Director. One item in his report dealt with emergency vehicle access plan and that the proposed road does not meet the requirements.

As a follow up, Mr. Surtees went to the site with the Superintendent and the applicant's engineer. Mr. Surtees stated that he is unsure if Mr. Yates' concern is a code issue and if it is then the Section should be quoted in the report. L. Geever stated that all communications are needed by the Planning Board before their scheduled review date. The memorandum from Mr. Yates was received after the presentation.

Chair O'Brien stated that we have to bring to conclusion about what the district plans to do.

Motion was made and seconded to go into executive session. The vote was 7-0 in favor. Motion carried.

Motion was made by L. Geever and M. Karp seconded the motion to open the meeting to the public. Motion was made and seconded to adjourn the meeting at 9:00 pm.

Respectfully submitted,



Kerry A. Philip
Recording Secretary