

WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING
June 13, 2018

The June 13, 2018 meeting of the West Windsor Planning Board was called to order by Chair Gene O'Brien at 7:04 p.m.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place, and agenda was sent to the news media, posted on the Township bulletin board, and filed with the Municipal Clerk.

ROLL CALL

Members: L. Geever, C. Hoberman, M. Huey, A. Mandel, M. Karp, G. O'Brien, A. Schectel. Absent: S. Appelget, H. Marathe, S. Pankove, A. Baig

PUBLIC COMMENT

There was no public comment.

LIAISON REPORTS

Environmental Commission representative A. Mandel advised that the first High School Green Fest was held. She also advised that the Commission is working on requalification for the New Jersey Sustainability for 2019.

Affordable Housing Committee liaison L. Geever advised that the committee again reviewed the Woodstone application and still have concerns with the three bedroom affordable units only having one bathroom and urge the Planning Board and the developer to change it to one and half baths at minimum. She also advised that the committee will be reviewing ways to recertify rental units.

Mr. Muller advised that he has filed a motion with the courts regarding the 1,000 cap for affordable units for the third round. He provided an update on the case to date.

APPLICATION

Second continuation of the PB-17-08 WOODSTONE@WEST WINDSOR- Preliminary/Final Major Site Plan; Minor Subdivision, Wheeler Way and Canal Pointe Boulevard, Block 7, Lot 61.01; Block 7.02, Lot 1: Property Zoned: R-5A District; MLUL: June 15, 2018.

Representation: Henry Kent-Smith, Attorney for the Applicant; Arthur Corsini, Jr, Principal Fieldstone/Woodstone; Steven Santola, Woodmont Properties/Partner in Woodstone at West Windsor, LLC; Greg Domalewski, P.E., MidAtlantic Engineering Partners; Victor Barr, AIA, VLBJR Architect; Nathan Molsay, Traffic Engineer, Shropshire Associates, LLC.

Mr. Kent-Smith advised that since the June 6th, 2018 meeting all corrections to the affordable housing standards have been completed and the parking distribution plan has been enlarged for ease of use as

requested by the Planning Board. This is Exhibit A33. He also provided Exhibit A34 proposed Color Monument Sign as requested by the board.

Mr. Muller swore in Mr. Arthur Corsini, Jr. Principal for Fieldstone a partner of Woodstone. Mr. Corsini provided his background to the Planning Board. There were no objections for this witness from the Planning Board.

Mr. Corsini reviewed Exhibit A34 and noted that the sign will be made of brick and the sign will be in the middle.

Mr. Hoberman inquired about the elimination of the lighting for the monument sign.

Mr. Corsini advised that the lights will either shine up or down; the decision will be made once the sign has been erected.

Mr. Kent-Smith advised that this concludes the applicant's presentation.

Chair O'Brien inquired if the ground signs have been approved by Princeton Seminary and inquired if Mr. Kochenour's concerns have been addressed.

Mr. Kochenour advised that all his comments in his May 18th memorandum have been addressed but one. He advised that the remaining item is the improvements at the intersection of Canal Pointe Boulevard and Meadow Road to where Loetscher Place is being extended. Mr. Kochenour advised that modifications to the traffic signal must be done and provisions for the northbound exclusive right turn lane from Canal Pointe Boulevard onto Meadow Road.

Mr. Mosley advised that all improvements for the extension of Loetscher Place will be done by the applicant. He noted that the cost for the right-turn lane will be done by the applicant, however a credit on their off-site tract improvements should be made.

Chair O'Brien inquired if Mr. Kochenour was withdrawing his concern about the right-turn lane.

Mr. Kochenour reviewed his concerns with regards to this intersection and advised the board that he is withdrawing his recommendation at this time for the right-turn lane improvements. He reviewed his recommendation to reduce the number of parallel parking spaces on Emmons Drive from twenty-five to nineteen by physically installing curb lines to eliminate the six spots.

Mr. O'Brien inquired if the bank parking issue in his memorandum on page two has been addressed to his satisfaction.

Mr. Kochenour advised that he has received this information and that it has been addressed to his satisfaction.

Chair O'Brien inquired of Mr. Kochenour if the proposed eight hundred and twenty parking spaces is sufficient for this development.

Mr. Kochenour advised that it will be sufficient.

Mr. Karp advised that the lease limits the number of cars for each unit to two.

Mr. Guzik advised that there are seven hundred and eighty-seven spaces, eighty-four bank parking spaces, thirty-three shared parking spaces on Loetscher Place for a total of nine hundred and four parking spaces in this development.

Ms. Mandel reviewed the number of parking spaces for various buildings and inquired how the installation or need of the bank parking will be determined.

Mr. Corsini advised that the bank parking areas will just be lawn, and residents will be made aware of these areas as part of their lease agreement.

Mr. Schetel advised that the developer has to provide the Township with an annual report on parking needs.

Mr. Karp noted that the market will dictate when bank parking is needed.

Mr. Corsini advised that they will be the first to know if the bank parking is necessary.

Chair O'Brien inquired if there are any site implications with the five foot post locations at Loetscher Place and Emmons Drive.

Mr. Kochenour said that there is a fifteen foot setback from the curb line and that this will not affect the site triangle.

Mr. Hoberman inquired if the developer has contacted New Jersey Transit to request an additional bus stop in this area.

Mr. Kent-Smith advised that they will look into this request.

Ms. Geevers inquired if they have considered a shuttle bus to the Princeton Junction train station.

Mr. Corsini advised that they have not considered it at this time.

Chair O'Brien requested Mr. Surtees to review the possibility of a bus stop in the area with New Jersey Transit.

Mr. Guzik explained what would be needed to add an additional bus stop in the area would be to include requesting an easement from an adjoining property owner.

Mr. Hoberman inquired about bike parking and if the hallways would be carpeted or have a hard surface.

Mr. Huey advised that porous asphalt is the best practice and reviewed the benefits and costs. He suggested that the Township ordinance regarding this should be reviewed and revised to reflect this.

Mr. Guzik advised that he will research this request and advise.

Chair O'Brien requested that an amendment be reviewed for porous versus non-porous.

PUBLIC COMMENT

Ms. A. Miller, 41 Windsor Drive, was sworn in by Mr. Muller. She voiced her concern with the bank parking and the amount of parking spaces that could be lost during a snow storm. Ms. Miller suggested that a snow storage plan be provided to the Planning Board by the applicant and consider using the bank parking areas for snow storage. She inquired if sidewalks will be installed where the proposed bank parking is.

Mr. Kent-Smith advised that the sidewalks and the bike paths go to the bank parking areas.

Ms. Miller suggested additional recreational areas such as pickle ball. She inquired if the amenity fees will be assessed on the affordable housing units.

Mr. Muller advised that the affordable units will not be assessed amenity fees.

Mr. Corsini stated that there will be no amenity fees assessed to the affordable units.

Mr. John Church, 11 Princeton Place, was sworn in by Mr. Muller. He inquired about the tax separation point on the development and suggested 3-dimensional renderings in the future.

Mr. Vilaro, 216 North Post Road, was sworn in by Mr. Muller. He suggested that the bank parking be used for fitness trails until needed. He inquired if the snow could be placed in the detention basins. He suggested that conduit be installed for future solar improvements and reviewed the process needed for electric car charging areas.

Mr. Corsini noted that they are just starting to install electric car charging stations in various developments.

Chair O'Brien requested a motion to close the hearing,

Mr. Karp motioned to close the hearing on Woodstone @ West Windsor; Ms. Geevers seconded the motion. Roll call of members present was taken to close the hearing. Geevers, Hoberman, Huey, Mandel, Karp, O'Brien, Schectel all approved.

Chair O'Brien requested clarification on whether electric car charges are going to be installed.

Mr. Corsini advised that they are currently reviewing the electric car charging stations.

Chair O'Brien inquired about access to the footbridge for the D&R Canal.

Mr. Hoberman advised that there is already access through the County Golf course.

Mr. Kent-Smith advised that the Township would have to write a letter to Mercer County to request access.

Chair O'Brien inquired about the protection from the eighteenth hole for buildings one and two.

Mr. Kent-Smith noted that it is already on the plans.

Chair O'Brien inquired if anyone still has questions on the refuge collection plan for all of the buildings.

Ms. Geevers advised that this is a new concept to West Windsor.

Mr. Corsini advised that this program is not an option, but an automatic service for all residents.

Chair O'Brien inquired if the developer was acceptable to having 1.5 bathrooms in the three bedroom affordable units.

Mr. Corsini advised they will not change the current layout.

Mr. Kent-Smith noted that they are following the federal affordable housing standards and do not accept this change.

Ms. Geevers advised that this was a strong recommendation from the Affordable Housing Committee.

Mr. Hoberman inquired if the retention basins could be used for placement of snow.

Mr. Guzik advised that this is not a common practice, however New Jersey Department of Environmental Protection is alright with placing snow in retention/detention basins.

Ms. Geevers inquired if a condition could be made that the snow not be placed in existing parking spaces.

Mr. Karp advised that it would be physically impossible during a large storm for this to occur.

Mr. Schectel advised that four monument signs are too many and that he will not approve the installation of four monument signs. He suggested one monument sign at each entrance.

Mr. Kent-Smith advised that they will agree to one monument sign at each entrance.

Ms. Geevers inquired if the developer was agreeable to adding a pickle ball court.

Mr. Kent-Smith advised that at this time their answer to adding pickle ball is no.

Review of Conditions

Mr. Muller advised that eleven waivers are necessary for this development.

- 1) Waiver for buildings one and two requires a distance of 75 feet between window walls, the distance between the two buildings is 32 feet. Windows will be staggered and frosted on these walls. (Section 200-30A5)
- 2) Waiver for monument signs: they proposed four: the Planning Board requested two, one at each entrance to the development. (Section 200-32A1(a))
- 3) Waiver roadway access be combined with bicycle access. Section 200-29N(3)
- 4) Waiver for security lighting to be allowed from dusk to dawn. (Section 200-31D)
- 5) Waiver foot candle power for lights in parking lots (Section 300-31K(1))
- 6) Waiver intersection foot-candles 3.0 reduced to 2.3 at Loetscher Place and Wheeler/Canal Pointe Blvd. and 1.7 at intersection of Emmons Drive and Wheeler Way (Section 200-31K(2))
- 7) Waiver property line foot candles to 4.5 foot-candles (Section 200-31K(3))
- 8) Waiver stormwater basin design blend into landscape and possible use for snow storage (200-91P(4)(A)[1][a])
- 9) Waiver for landscape (Section 200-91P)
- 10) Waiver for impervious services for buildings 3, 4, 5, 6 (Section 200-36.1)
- 11) Waiver for specified recreation elements

Conditions of Approval

- 1) Affordable housing units have full access to all amenities at no charge
- 2) Bank parking request by Township or applicant to install
- 3) Recommend 10% of affordable housing units be set aside for veterans preference
- 4) Annual Report of school children to Township
- 5) Conduit for solar panels be installed in all buildings
- 6) Township to request access from Mercer County to Tow Path to D&R Canal
- 7) Notice in lease for tenants about future bank parking areas
- 8) Buildings 1 and 2 near golf course staggering windows opaque
- 9) Lofts not to be used as additional bedroom
- 10) 2 bedroom should only allow 4 people
- 11) 3 bedroom should only allow 6 people
- 12) Exhibit to show all affordable units in each building upon final plan submitted to Township
- 13) Bike storage designation in each building

- 14) Off tract improvements done by applicant to include 4-way stop at Emmons Drive and Wheeler Way for 90 days and then remove two on Wheeler Way.
- 15) Parking management plan will be reviewed three times during construction and submitted to Township Engineer
- 16) Township to assist in getting Title 39 consent
- 17) 13% of the affordable housing will include very low income households
- 18) Bicycle storage to be designated in each building with no fee for affordable units
- 19) Club House use permitted for affordable units
- 20) Applicant using environmental friendly ways for heating pool
- 21) Four charging stations for electric cars will be installed
- 22) Applicant agrees to increase recreation facilities if needed
- 23) Monument lighting will have ground up lighting
- 24) Six spaces on Emmons Drive will be eliminated to include curb lines
- 25) Monument signs will be outside of site lines
- 26) Affordable units will not pay for garage access
- 27) Snow Removal plan

Traffic and Township Engineer Report Conditions

Mr. Kochenour reported that applicant has agreed with section "w" page 10 of his report for cross access requirements.

Mr. Guzik reviewed his items as follows: Township Engineers March 13 memorandum page 4 – 1.01 easement documents, 1.02 block and lots to be assigned by Township Engineer, 2.01 Township to vacate easements then requires new easement for utility access; 3.01 (c) township and seminary shared agreement; 3.07 Title 39 enforcement; 4.02 draft operation manual for stormwater; 4.03 installation/maintenance; 4.05 ten foot wide two to four foot berm, temporary draining needed; 5.01 lighting; 5.04 pool lighting; 6.01 existing drainage line conditions needs to be televised prior to development; 6.02 plug each abandon sewer line; 6.03 payment to D&R Canal Commission; 6.05 fire hydrant placement approved by Manager of Fire and Emergency Services; performance guarantees setup in accordance with MLUL requirements.

Mr. Kochenour, Traffic Engineer, advised that all outstanding matters from his May 18, 2018 memorandum have been addressed per the June 5, 2018 memorandum by Mr. Mosley. Supplemental analysis will be provided if necessary. Parking management plan for buildings 2, 3, 4 have been submitted along with the elimination of the six parking spaces on Emmons Drive.

Mr. Guzik advised that Mr. Dobromilsky's memorandum of March 13, 2018 outstanding items are page 5c – light landscape plan; 5d – unit planting; 6 – retaining wall to picket fence; 7 – decorative pedestrian scale pavement decision at pool deck and building entrance.

Mr. Guzik advised that Mr. Yates, Manager of Fire and Emergency Services, requires lock boxes on each building, and fire department connections in the front of buildings.

Motion to approve waivers and conditions as proposed was made by Mr. Huey; seconded by Mr. Karp. Roll call of members: Geever, Hoberman, Huey, Mandel, Karp, O'Brien, Schectel all approved.

Chair O'Brien inquired if there are any updates from Robbinsville concerning the Windsor Oaks application.

Mr. Surtees advised he has not received any updates from Robbinsville.

Ms. Alison Miller Council President inquired when the Planning Board will be sending the various ordinances which related to affordable housing to the Township Council for consideration.

Chair O'Brien advised they are still being drafted.

Mr. Surtees indicated that the ordinances will be submitted to the Township Council once the 1000 unit cap litigation has concluded.

Chair O'Brien advised that the next Planning Board meeting is July 11, 2018.

Meeting was adjourned by Chair O'Brien at 9:50 p.m.

Respectfully submitted,

Gay M. Huber