

WEST WINDSOR PLANNING BOARD REGULAR MEETING
JULY 11, 2018

The regular meeting of the Planning Board was called to order at 7:05 pm on Wednesday, July 11, 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: Sue Appelget
Linda Geevers
Curtis Hoberman
Michael Huey
Andrea Mandel
Hemant Marathe
Simon Pankove
Michael Karp
Gene O'Brien
Allen Schectel-Alt I
Anis Baig-Alt II

Chair O'Brien started the meeting by advising that at the Monday night township council meeting there were four council members in attendance and Ordinance 2018-20 was introduced unanimously by those in attendance. The intention of this ordinance is to replace the Site Plan Review Advisory Board with a Technical Review Committee, consisting of staff and consultants. The public hearing was to be held on July 23, 2018, but Mr. Surtees advised that this was changed to July 30, 2018.

There were no comments by any members of the public.

CONSENT AGENDA

Four sets of minutes dated January 17th, February 21st, May 23rd, and June 6th, 2018 are on the agenda to be reviewed. Planning Board members who were not in attendance should abstain from voting.

Mr. Hoberman requested to pull the minutes from May 23rd and June 6th and Ms. Geevers requested to pull the minutes from February 21st.

A motion was made by Mr. Karp to approve the January 17, 2018 minutes and was seconded by Mr. Pankove. Motion was approved.

The following change was made to page two of the February 21st minutes at the request of Ms. Geevers: First paragraph, last line, Economy should be changed to Economic.

Ms. Geevers made a motion to approve the February 21, 2018 minutes with this change and Mr. Huey seconded this motion. Motion was approved.

The following changes were made to the May 23rd minutes:

- **Page 4, the last sentence:**

Swimming pool should be removed and the sentence should read that the green space is for recreation amenities for the residents, at the suggestion of Mr. Hoberman.

Mr. Surtees said that the open space was designed for a farmer's market and for recreation amenities, such as a fair.

- **Page 12, paragraph 4:**

Mr. Hoberman asked that "We don't want land and walls" be removed from this sentence.

- **Page 6, second to last paragraph:**

Ms. Geevers would like to add "some of this" after offsets.

- **Page 3, paragraph 7:**

Remove the third line completely and Ms. Mandel suggested that a sentence be added to clarify that the hotel was not included in the 37,000 square feet of retail space.

- **Page 4, paragraph 5:**

Ms. Mandel wanted to clarify that there will be one review after the concept plan.

Mr. Surtees said that the settlement and concept plan was made part of the redevelopment plan and settlement agreement. The Planning Board will get a detailed engineer plan to review to make sure it complies with the redevelopment approval.

Any regular application coming from Avalon will get the concept review first and the engineer review after that.

The plan is for an engineer company to come in for a preliminary subdivision to subdivide property into three lots, one for the hotel, one for the townhouses, and a lot for the remaining property. There will also be a preliminary final site plan for the remaining properties. Essentially, there will be three different development applications, i.e. hotel, townhouses, and remaining properties.

After this explanation, it was suggested by Chair O'Brien that the sentence be changed to read "Mayor wanted to clarify that this issue may be brought before the Planning Board more than once".

- Chair O'Brien made some changes to page 3, 4, 6 and 12.

Ms. Geevers asked about sound proofing techniques.

Mr. Surtees said he would make a note to check into that.

A motion was made by Mr. Hoberman to approve the May 23rd minutes with the revisions and seconded by Ms. Geevers. Motion was approved.

The following changes were made to the June 6th minutes:

- **Page 2, paragraph 7:**

Mr. Hoberman wanted to eliminate LED.

- **Page 7, paragraph 6:**

Ms. Geevers pointed out that previous should read pervious.

Ms. Mandel stated that there were a couple of things that were in the resolution but not in the minutes, the possibility of considering solar in the clubhouse and the agreement to pursue an environmentally friendly way of heating the pool.

Mr. Hoberman said that it is on page 19, Item (aa) of the resolution.

The resolution is the official document and will supersede the minutes.

Counsel Muller said that they did not talk about solar at the clubhouse in the resolution.

- **Page 7:**

Based on Ms. Mandel's concerns, Chair O'Brien suggested that a paragraph be added that reads, "Applicant will pursue environmentally friendly method of heating pool water".

- **Page 8, paragraph 6:**

Ms. Mandel said that the final agreement does mention very specifically and the applicant did agree to add wiring for 240 volt charging stations. Ms. Mandel suggested that this paragraph be modified to say, "they will be adding wiring for charging stations".

Ms. Mandel said that there was also some discussion about putting charging stations in the garage but she was not sure if this was in the actual agreement.

Mr. Hoberman pointed out that page 19, Item (y) says 220 volt and this is what it should be.

Ms. Mandel moved to approve the June 6, 2018 minutes with changes and seconded by Mayor Marathe. Motion was approved.

RESOLUTIONS

a) PB 16-12 Bear Brook Homes, LLC

- **Page 10, Item d:**

Mr. Hoberman asked for clarification in regards to the landscape island. The wording in the resolution indicates that the board has given the waiver

request not to have the landscape island and he thought that the waiver was in regards to the size of the landscape island.

Counsel Muller makes reference to 36 square feet of cul-de-sac in the report. He could not find anything in the code that had a numerical requirement. The only requirement for the cul-de-sac was that it had to be landscaped.

The waiver is for the requirement that the cul-de-sac be fully landscaped. Plans show partial landscape and this is what the board approved.

Mr. Surtees said that SPRAB has to enforce the requirements. There is going to be three parking stalls so he is comfortable with the language the way that it is.

Mr. Hoberman just wants to be sure that this is not read as eliminating the landscape island.

Counselor Muller suggested that wording be added to clarify that the waiver applies to full landscaping.

Chair O'Brien asked if a word was missing from last line in Item d, under the waiver granted paragraph. The word "parking" should be added after more at the end of the paragraph.

- **Page 12, Item 21:**

Ms. Geevers had a comment concerning dedication of the road to the township.

Chair O'Brien said that Ms. Geevers made a motion and Mr. Huey seconded the motion that the Homeowner's Association will own the road. By voice vote, that motion did not carry and the board's attorney crafted the language in Item 21.

Chair O'Brien confirmed that the board does not have the minutes yet for this meeting.

Mr. Surtees said that this is council's decision.

Chair O'Brien said that this was created differently than Windsor Oaks because with Windsor Oaks the board took a position.

Ms. Geevers asked if they agreed to memorialize \$10,000 for landscaping of the property owned by Farrell Delman, located immediately adjacent to the neighbor on the north side.

- **Page 18, Item ll:**

Ms. Geevers pointed out that in the first sentence of Item ll, tress should be changed to trees.

- **Page 20:**

Mr. Baig pointed out that his first name is spelled wrong and should be corrected to Anis.

- **Page 12, Affordable Housing Item c:**

Ms. Geevers asked if the single-family homes are supposed to be responsible for contributing to the sinking fund.

Mr. Surtees said that in the homeowners association document, there is a separate fund for maintenance of the townhouse units. The sinking fund only applies to the townhouse units.

Mr. Surtees said that everyone will contribute to the road.

Chair O'Brien asked if the word replacement should be removed from this item and it was decided that it should be taken out.

- **Page 16, Item x:**

Mr. Huey said that the (?) should be removed after basin.

Chair O'Brien said that "a" homeowners' association should read "the" homeowners' association.

- **Page 17, Item bb:**

Chair O'Brien said the "a" before homeowners' association should be changed to "the" homeowners' association.

- **Page 3, Item 11:**

Chair O'Brien pointed out that the professional credentials for the planners were not included and that PP should be added after Mr. Burgis' and Mr. Novak's name. Also, PLA should be added after Mr. Dobromilsky's name.

- **Page 5, Item 13:**

PP should be added after Mr. Burgis' name and PLA after Mr. Dobromilsky's name.

- **Page 6, Item 17:**

Chair O'Brien asked if "further" in the ninth sentence down, should read "farther". Since it is referring to distance, it should be farther.

Motion by Mr. Hoberman and seconded by Ms. Geevers to approve the resolution for the Bear Brook Homes application with the changes noted. With no further discussion, all who were present for the application were in favor by roll call vote.

b) PB 17-01 Praveen Kumar Nadella

Mr. Baig's first name needs to be corrected to Anis.

Mr. Huey asked if the time period is correctly 190 days or if it should be 180 days, in which he was told that 190 days is correct.

Ms. Geevers asked if Millstone Road should be mentioned in the resolution and Mr. Hoberman pointed out that it is in the last paragraph.

Motion by Ms. Mandel and seconded by Ms. Geevers to approve the resolution as prepared by council. With no further discussion, all who were present for the application were in favor by roll call vote.

c) PB 17-08 Woodstone at West Windsor

- **Page 10, Item 19 a. Waiver:**

Ms. Geevers pointed out "in" should be changed to "is" in the next to last sentence in this paragraph.

- **Page 11:**

Ms. Geevers asked about the number of signs.

Counsel Muller replied that it was changed from four to two signs.

- **Page 15:**

Ms. Geevers identified another typo, in that there should be a period after circumstances in the first paragraph, Waiver granted in part, fourth line from the bottom.

Counsel Muller said that in the last sentence of the section Waiver granted in part, "in part" should be added so the sentence reads, "The waiver request, accordingly, is granted in part".

- **Page 22, Item ss:**

Ms. Geevers said that the first "shall" should be removed from this sentence.

- **Page 24, Item bbb:**

Ms. Geevers asked if the township has a plan for checking if the lofts are being used as bedrooms.

Mr. Surtees responded that he spoke to the project manager who advised that once a year they send out a letter that the township will perform spot checks of some of the units. They will not go into every unit. It is in the lease that if they are using the loft as a bedroom, that is a reason for eviction.

- **Page 24, Item (5):**

Chair O'Brien pointed out that in the first sentence of item (5), individual should read individuals.

- **Page 24, Item ccc:**

Chair O'Brien suggested that "may" be changed to "shall" in the first line.

- **Page 14, Item i:**

Chair O'Brien suggested that under the second paragraph, Waiver granted, fourth line down, "in that" should be changed to "than".

- **Page 24, Item ddd:**

Counsel Muller added language after May 18, 2018 memorandum of this paragraph as recommended by Mr. Kochenour. The added sentence should read: The assessment (of Emmons Drive and Wheeler Way intersection improvement as shown on Mr. Kochenour's May 18, 2018 memorandum) shall include updated traffic and rough surface analysis and DQ analysis.

Such an analysis should be done 90-120 days after completion of the universal stop sign.

Ms. Geever asked if Mr. Guzik saw this.

Counsel Muller said that Mr. Guzik did not think it was needed but thought it was fine.

Mr. Schectel thought that it clarifies the information.

Mr. Pankove asked if Emmons Dr. and Wheeler Way intersection is part of this tract, then why are they getting credit for off-tract assessment.

Counsel Muller said that they are continuous but are outside of this development.

Motion by Mr. Schectel and seconded by Mr. Karp to approve the resolution with changes. With no further discussion, all who were present for the application were in favor by roll call vote.

d) PB 17-10 Windsor Oaks

Chair O'Brien advised that Mr. Surtees has confirmed with Robbinsville that their Planning Board did approve its portion of the project.

There were a couple of things in this resolution stipulating certain conditions if Robbinsville did something else.

Chair O'Brien asked if we had confirmation that Robbinsville has accepted West Windsor's viewpoint of how things should be done, such as parking on the Robbinsville side of the street.

Mr. Surtees responded that all of the staff reports were sent to the secretary of Robbinsville and a copy of the resolution once it is approved will be sent the next day.

Chair O'Brien asked if Robbinsville agreed to parking on their side of the street.

Mr. Surtees said that we'll find out once we get a copy of their resolution, and if that is not the case then they will have to come back before the board.

Chair O'Brien asked if there was any significant reason that the board had to take action tonight.

Mr. Surtees does not know when the Robbinsville resolution will be ready.

Counsel Muller said that we addressed the question as to what happens if Robbinsville does not agree to some of the conditions in Page 16, Item gg, under Parking.

Mr. Schectel questioned if we are going to agree with parking on our side if they do not agree with parking on their side.

Mr. Surtees will get a copy of the resolution to see if there is an issue.

Mr. Schectel asked what the board will do if they want parking on both sides of the street.

Chair O'Brien said that the board made a decision that it is logical and safer to have parking on the Robbinsville side and if they say they want parking on the West Windsor side, then there is a problem.

Counsel Muller said the intent was that there would be no parking on the West Windsor side and we can re-phrase this item to "if parking is permitted on the Robbinsville side, there shall be no parking on the West Windsor side".

Ms. Mandel asked if we should just say "no parking on the West Windsor side of the street".

Chair O'Brien said that this was discussed as prepared by counsel. The board felt that parking should be on the Robbinsville side and yet we did allow for it if they felt

differently.

The possibility of Robbinsville proposing parking on both sides of the street was mentioned again, this time by Ms. Mandel.

Counsel Muller said that if they approve parking on the Robbinsville side, it will not be permitted on the West Windsor side.

Chair O'Brien said that Robbinsville cannot say parking will be on the West Windsor side, since we already said that we don't want it. The issue is if they say they don't want it on the Robbinsville side.

Chair O'Brien does not think we should put language in the resolution that we will accept parking on the West Windsor side if they do not want it on the Robbinsville side. There are two houses on the West Windsor side and six houses on the Robbinsville side.

Counsel Muller said that we can add a sentence to Page 16, Item gg, under Parking that reads, "If Robbinsville Planning Board decided that parking should be on their side, it should not be permitted on the West Windsor side of the street".

- **Page 3 and 5:**

Chair O'Brien said that the professional designation PP should be added to Mr. Burgis' and Mr. Novak's name and that PLA should be added after Mr. Dobromilsky's name on both of these pages.

- **Page 10, Item h and Page 11, Item q:**

Chair O'Brien said that the direction indicated on page 10 is north and on page 11, it is west. West is the correct direction so north on page 10 should be changed to west.

- **Page 12, Item s (2):**

Third line from bottom, the word "been" should be removed.

- **Page 22:**

For consistency, middle initial "R" should be included in Chair O'Brien's name.

- **Page 13, Item (3):**

Counsel Muller said that “see Comment 3.01.g. above” in parenthesis should be removed.

- **Page 22:**

Ms. Mandel pointed out that the year should be corrected to 2018 in the final paragraph.

Motion by Ms. Mandel and seconded by Ms. Geever to approve the application of Windsor Oaks with the changes noted. With no further discussion all that were present for the application were in favor by roll call vote.

Liaison Reports

a) Environmental Commission

1. Ms. Mandel reported that the major project the commission is working on is Sustainable New Jersey Certification and they are in the process of recertifying.
2. Michael Huey had brought up the possible pervious surface ordinance for roads. There was discussion at the last meeting and the next step is for Mr. Dobromilsky to talk to Mr. Guzik about the pros and cons. If it looks good, they will have a meeting and presentation.
3. The Farm to Table dinner will be held at Terhune Orchard on Thursday to raise money for the Sustainability Coalition.
4. There was a flurry of approvals in the last month and Ms. Mandel discussed with the Planning Board various efforts that may result in changes. Solar conduits and electric car charging areas were added and impervious surfaces were discussed. The commission is pushing for environmental changes.

b) Affordable Housing Committee

Ms. Geever said that the committee did not meet in July and at the previous meeting they were looking into what the standard should be for re-qualifying residents for affordable housing.

Chair O'Brien asked Ms. Geevers, if as the liaison and Planning Board member, is she meeting with the appropriate parties to deal with the idea of reserving some of the affordable housing units for Veterans.

Ms. Geevers said she thought that it was approved that the township will keep a separate list of Veterans.

Counsel Muller said that he recommended to council that we enter into an agreement with the developer to keep 10% of the units for Veterans.

Ms. Geevers said that Frank Piazza is the affordable housing consultant.

Chair O'Brien asked if council has to take some action.

Ms. Geevers said that council is in agreement with this.

Counsel Muller suggested that the board reach out to Mr. Piazza to make sure there is not an issue with the township keeping a separate list.

Counsel Muller explained that Mr. Piazza is the person who handles affordable housing and he establishes rent and sale prices and implements eligibility. His position in the township is Administrative Agent.

Ms. Geevers asked if this will require an ordinance change.

Counsel Muller said that it is permitted by statute so it can be policy.

Counsel Muller said that if it is fine with Mr. Piazza he will prepare an agreement between the township and Woodstone that Veterans would be taken off the list that the township is preparing.

Mr. Surtees said the Clerk will be involved and a copy will be sent to the Mayor and the Business Administrator.

Ms. Mandel asked if Veterans can be on both lists and was told that they can by Counsel Muller.

PRESENTATION: WW-P SCHOOL DISTRICT-CAPITAL PROJECTS

Richard Roy spoke on behalf of the WW-P School District about their presentation of the capital projects that are planned at various schools in the district.

Also present was the project architect, George Duthie, AIA, PP, Principal Architect from Fraytak, Veisz, Hopkins and Duthie and Dr. David Aderhold from WW-P School District.

Mr. Duthie reviewed the project narrative previously submitted to the board, which explains that the district is embarking on a \$115 million referendum to be conducted in November 2018.

The project will address critical needs in the following areas: Capacity/enrollment, program, life safety/security, indoor environmental quality and student facilities/services.

One of the larger projects in the referendum will be High School South.

Chair O'Brien asked if the referendum spells out how much is being allocated to each of the parts of the project.

Mr. Duthie said the referendum explains how the projects are allocated based upon amounts that were approved by the Department of Education, project cost estimates and preliminary eligible project costs as determined by the commission.

There are two proposed additions. Addition A will be a proposed 16,000 square foot one story addition. It includes a reconfiguration of the entrance off of Clarksville Road to make a single entrance with in and out traffic. Also included is a cleaning up of the parking lot and a plaza area in the front. The main entrance and the administrative space will be relocated and also include a dance studio and expansion of robotics and classroom space.

Addition B is a proposed 22,000 square foot two story addition that is all about science because of the pressing need to construct science labs.

The wider entrance and exit off of Clarksville Road and combining the existing entrance drive with the existing exit drive will create space in the front to construct the addition.

Chair O'Brien asked if the proposal has been reviewed with the West Windsor traffic officers.

Mr. Duthie replied that at this stage of development, a final design has not been reached and is only conceptual drawings at this point. A more detailed process will follow and at that time they will reach out to the township and construction officials,

police department and the township engineer. This will be next year upon passage of the referendum, since they do not have funds right now to go to that level of engineering.

Mr. Duthie said that this is simply a conceptual view at this time.

Mayor Marathe explained that the presentation was presented to the Department of Education and therefore was required to be presented to the West Windsor Planning Board.

Ms. Mandel asked about the plaza area.

Mr. Duthie said that the plaza is an area that will serve as a gateway into the entrance of the school and will combine a drop-off and pick-up area and barrier free parking.

Mr. Pankove asked about the teacher's work area above the current main office and the existing administrative area.

Mr. Duthie said that the teacher's work area will remain as is and the administration area will be repurposed into a child study team and guidance suite. Also, this is where the Principal, secretary and nurse's offices will be located.

The administrative support spaces are inadequate and since they anticipate an increase in students there will be a need for additional space for child study teams and counseling support.

Mr. Pankove asked about the secure vestibule and security improvements.

Dr. Aderhold said that it will provide improved visibility to see who is coming and going around the building, which you cannot do now with the way it is designed.

There are a lot of enhancements from a conceptual standpoint that are included in the project.

Mr. Hoberman wanted to know with the building additions that are suggested for both Grover School and High School South, if capacity in terms of number of students is being added.

Dr. Aderhold said that they are gaining capacity at both schools and that the net classroom gain is 13 classrooms at High School South.

At Grover School, the functionality is different because it is team oriented and there are three teams of students. With the expansion, there will be four teams and four teachers on each team, capped at 25 students/session.

Ms. Geevers asked if they have reached out to the neighbors around Penn Lyle about any impact this will have on them; specifically headlights from cars shining on houses.

It is too early in the process to talk to neighbors but the building that will take place will be in the front where there will be minimal impact to residents.

Mr. Pankove asked if, when adding science classroom labs, are any of the existing science classrooms going to be retrofitted.

He was told that they are out of science classrooms as of last year and students are sitting in science classrooms with no labs. The current labs are functioning so they will stay the same and new labs will be added.

Community School has some retrofitting of existing labs. In terms of the referendum, there has been some discussion. Community has six rooms currently being used for science, and Grover has three built for science. As space is added, nine of twelve rooms will be science rooms at Grover.

Mr. Hoberman asked if there will be a change in traffic flow for bus drop off and entering and exiting with the addition of the main entrance.

Small buses will pick up and drop off at the small drop off and there is no change for the main buses.

Several emergency generators are being installed to support the district's IT infrastructure. The school districts current and future plan for security systems rely on this.

There will be one generator at Grover School, one at High School South and one at Village Elementary School.

Mr. Hoberman asked if they will be mounted on the rooftop and was told they will be mounted on heads.

Ms. Mandel asked how the generators will be hooked up and was told that they will be hooked up to a natural gas line.

Mr. Pankove asked where the generators will be located.

At the Grover School the generator will be located in the back corner of the existing building connecting the existing two story POD building with the single story POD. It is a two-story addition consisting of science labs, classrooms and other spaces and it will improve the connectivity between the two PODS. There will be very little site impact, only consisting of sidewalk reconfiguration.

There will be a security vestibule being installed at all the schools in both townships with the exception of Hawk.

At High School South, the generator will be in the same area as the existing generator is now.

At Village School the generator will be next to the boiler room, kitchen and receiving area.

Final project is Dutch Neck School where improvements will be made to the bus access drive off of Village Road. It will be widened to provide a separation between bus traffic, pedestrian traffic and student traffic in front of the building. Sidewalks and bollards will be installed to improve safety.

In front of the building there are some trees that should not be affected.

Another part of the project is making improvements to the entrance and adding secure vestibules in front of the building.

Mr. Pankove asked if they are replacing the existing striping of the driveway where people walk with actual sidewalk and he was told that they were and that this will also enhance the appearance.

Mr. Hoberman asked for an overview of improvements of the schools in Plainsboro.

Dr. Aderhold said that he is working to film a twelve part video series that he will finish editing in September.

Wycoff School:

- Four new kindergarten classrooms will be added.
- There is one student bathroom in the entire building, so a second student bathroom will be added.
- There is one faculty bathroom in the entire school so a male and female bathroom for faculty will be added.

- Currently there is a shared office for four counselors, child study team and guidance. Space will be repurposed into a three-office suite.
- There are no conference rooms currently.
- The bathroom in the front of the building has not been upgraded in 35-40 years and will be renovated.

Dr. Aderhold said the bathrooms at Dutch Neck will be redone too.

Community School:

- Community School has had three additions in its' history, but never had an expansion of the core space so they are at the point where they have over 115% capacity.
- A new wing will be added and the cafeteria will be expanded.
- A new gym will be built on the front left of the building.
- A new secure entrance way will be added.
- The auditorium will be completely gutted and a new one built.
- The community has a very rich music program and they cannot fit students in the current space. The music space will expand into the library.
- A new library will be built on the outside to the right.
- The main office will be pushed out a bit to expand nurse service office and child study space.
- The new two-story wing will provide total growth of twelve classrooms of which ten are science and two are general classrooms.
- Currently the general classrooms are being used for science space so with the new science rooms, the current classrooms will be available as general classrooms once again.
- Originally the plans were to renovate six classrooms and build four science rooms but it made more sense to build new science labs rather than retrofitting existing classrooms into science labs.

Millstone:

- The big change is the security vestibule and library renovations.
- Renovations include electrical, lighting and carpeting upgrades.
- In order to put carpet in the library, all of the stacks have to be removed so it would make sense at this time to remove the stacks that are wobbly and falling apart and put in new library stacks. The height of the stacks will have to be in code compliance with ADA regulations.
- Air conditioning will be upgraded.

High School North:

- There have always been concerns about regulating the air. The control and heating system is not supported anymore.
- This is a 16.4 million dollar upgrade and they already received cost approvals from the Board of Education so they know that they will get 40% back from this project. For this reason, it is a good idea to do it.
- There will be a dance studio.
- The library will be upgraded.
- Security vestibule.
- The culinary arts curriculum is old school and cannot be updated due to the design so this space will be enhanced. For example, there will be movable furniture and cook tops that are multi-faceted.

Dr. Aderhold added that the robotics room at Community School will be upgraded. The equipment is backwards in the room. The heavy machinery should be towards the outside so that the students do not have to walk through the heavy machinery to get to the instructional space.

Dr. Aderhold also said the ventilation system needs to be upgraded and enhanced.

Dr. Aderhold said that Town Center is moving separate and apart from the referendum. It will go out to bid next week and the project will go in front of the Board of Education at the August board meeting.

The referendum question itself will go before the board at the August meeting, which is currently scheduled for August 21, 2018.

Ms. Geevers asked how the project works in terms of financing. Each township pays their part and it is roughly a 60/40 split. She asked if the total amount is divided 60/40 for the referendum.

Dr. Aderhold's response was that they are going to do this with zero tax impact on the debt portion of the budget.

Ms. Geevers replied that the taxpayers still pay for this.

Dr. Aderhold said that it is a 115 million dollar project and they have debt coming from 2022 to 2023 and 2026 to 2028. Currently, 7.7 million dollars is paid out of the general fund to pay the debt.

Dr. Aderhold said that WW-P might be the only district in the state that pays the debt that's been approved by the taxpayers out of the general fund.

Dr. Aderhold said that they have the right to just tax 7.7 million more for debt since the taxpayers approved those dollars but the district pays for all that prior debt. As the debt comes off, two things can happen. One is some tax relief or the 7.7 million dollar debt payment can keep moving forward.

The district talks about getting the differential above the mark and looking above the line; there are two additional funding formulas. One is the debt service aid that is paid through the State of New Jersey for the eligible costs of the projects. They know that approximately 22.5 % is going to be paid through the state. Average those dollars and then what is left and the difference between 7.7 million and what is recommended for the current funding, the district can then pay through excess surplus dollars or reserve accounts. There is some criticism over the BOE for having a healthy capital reserve and they recognize that and draw that dollar down by paying for the referendum without asking for a dollar from the taxpayer.

However, there are concerns that in ten years, they are going to ask for more money. The way the debt settle works is within nine to ten years, they will be back under 7.7 million dollars so they know that from 2019-2025, they will be able to cover what goes above 7.7 million out of the capital reserve and not ask for money from the taxpayers.

Mr. Pankove asked if they are changing the layout at Wycoff School. He said that when you walk around you can't get back to the way you came in.

Dr. Aderhold replied that they are looking to laying the wing out so that it points back to the rest of the building.

They envision potential growth in Plainsboro that may not be COAH driven. There is property on the Plainsboro-South Brunswick border that could come into play with the developer who owns the land.

There are other projects on the Plainsboro side that could result in more kids and change the future of the current projection.

Both Wycoff and Town Center are preparing for inevitable potential to grow again. As they are planning the layout and footprint of the building they are looking to how to connect with the future.

Right now Wycoff is proposed to have a four-classroom growth and it does not impact the core facility areas. They can absorb in the lunchroom and gym, but

growth beyond these four classrooms will require changing the cafeteria, growing the gym and doing something to the library space and core facility areas. This will become a huge project and require future building.

Mr. Pankove asked if there any plans for the old Board of Education office or the old Plainsboro library.

Dr. Aderhold said that these areas are used very well today and every office space is currently occupied in that building. The old Board of Education space is occupied by Transportation. Building and Grounds staff and management are also stationed there as well as four members of the Technology team. The basement cannot be used for human beings because of moisture issues.

When the Board of Education administration was moved out to Village, they were then able to repurpose the prior area by the cafeteria where Building and Grounds was located and opened up what was essentially the largest classroom space; a 1600 square foot building space for Robotics.

He said they were able to actually repurpose spaces along the way to create opportunity for students.

As for the library in Plainsboro, four members of Wycoff staff that had office space there as well as four district administrators were moved, opening up small instruction rooms for the students.

The district is trying to absorb the growth by putting adults in more appropriate buildings and using office space and conference rooms for the children.

Ms. Geevers asked if any of the science or robotic rooms can be used in the summer. Dr. Aderhold said that there is one on-line course on financial literacy. He said that they are not looking to jump into the summer school business or compete with any third party providers or private schools.

Dr. Aderhold also said that the schools are heavily used in the summer with township recreation programs, extended school year for special education and the district's own education programs. There are about 1,000 kids for six weeks in the summer using the schools; the same stuff that goes on during the school year happens in the summer as well, such as injuries, phone calls, etc.

Ms. Mandel asked if the plan for the robotics area at High School South is to create a parity of what North has.

Dr. Aderhold said that there are three engineer classes at North and South. There is no current intent to split the robotics team into two. As robotics grows you have an FTC program and varsity programs and they are running into competition for space. North and South students will be able to have both.

Ms. Mandel said that it would be nice to have some kind of program on the South side.

Dr. Aderhold said that this depends on the size of the teams.

Ms. Mandel said that the FTC teams are small, about 15 students.

Dr. Aderhold said that 110-120 students is the appropriate FRC team size to stay together.

Every year robotics fills and the district prefers to go in the direction of having dedicated space then splitting the team.

Ms. Geevers asked if there are any plans for new schools at any level.

Dr. Aderhold said that they need to know how many kids are going to come versus what the developers say are going to come. If the board could tell them how the Howard Hughes and the Sarnoff properties will play out in the courts, he would be able to respond better.

Dr. Aderhold said that the Hawk projections for growth did not take into account Transit Village and regardless of what they are already doing to Hawk, it may not be enough.

One of the challenges of the demographic study is it is based on live birth data and how they project kindergarten. He feels that something shifted in the community in the last five to ten years; and a lot of families move here with children that are not school age and not born in the local hospitals so they are not geo coded to an address. There are some assumptions in the demographic study that project short term that kindergarten numbers are going to start to increase.

Ms. Appelget asked about full day kindergarten.

Dr. Aderhold said that another school would have to be built to meet the code requirements of classrooms and bathrooms and this is a major obstacle.

Dr. Aderhold said that the numbers would have to be doubled requiring 24 plus classrooms and staffing to go along with that. You are talking about a building bigger than Hawk and the cost would be astronomical.

He said that you have to look at the functionality and should the structure be changed. If another school is built, the question is what grade level does it become. Thirty-two acres at Howard Hughes for example is too small for a true high school program. It could be a small middle school or 4-8 or K-8.

“As a district, we constantly think about land acquisition for the future. We need to think about ten to fifteen years to protect the future. Princeton University’s vision for the future is that 50% of the university will be in West Windsor. We are not landowners, and we are building up every spot possible.”

Ms. Mandel asked, if by looking at what is being built now and taking all available space, what percent increase can be added on top of that without building another school.

Mr. Duthie said that it depends on what you want to do to the sites that they already have and if there are expansion capabilities at the other schools. Village can be expanded and something can be added to the back of Dutch Neck but those projects become increasingly more difficult as we move forward and with the uncertainty that goes along with it. The question is if it is the right place to build and is it the right thing to build.

Dr. Aderhold added that this is not a recommendation, but a visual a couple of years ago showed a secondary expansion to the back of Hawk, adding 40 classrooms. That would make the school bigger than South and wondered if a K-3 building should have 1600 school age children.

He said that we are not landowners and are pressed for growth as a district. The district will have to make choices at that point about what is ideal and what the decision could be about land availability and rapid speed of growth. Land availability and paying for a facility are two different things. There is land cost and construction cost and cost of land depends on where you go.

Dr. Aderhold said they will be back in front of the board in the fall with a video and to showcase the work. If the referendum passes, it makes sense and there is something in it for everybody’s kid, but there has to be fiscal responsibility to the taxpayer. We know growth is coming, and want to be ready for that.

Chair O’Brien talked about the new meeting schedule. July 18th and 25th are cancelled. Next meeting will be August 1st with August 8th and 15th being open

dates. The August 15th meeting can be cancelled but August 8th should be kept open if needed to continue from the August 1st meeting.

The joint meeting with the township council is October 24, 2018.

Meeting was adjourned at 9:30 pm.

Respectfully submitted,

Terri Jany
Recording Secretary