

WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING
August 7, 2019

The regular meeting of the Planning Board was called to order at 7:03 pm on Wednesday, August 7, 2019 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 on August 1, 2019.

ROLL CALL AND DECLARATION OF QUORUM

Sue Appelget
Linda Geever
Curtis Hoberman
Andrea Mandel
Hemant Marathe
Simon Pankove
Michael Karp
Gene O'Brien

There were no public comments on non-agenda items.

MINUTES: June 19, 2019

Four changes on Page 1:

- "Environmental Committee" should be "Environmental Commission".
- Second paragraph, second line under Environmental Commission, add "about the NJ State" after Watershed Institute.
- "Affordable Housing Commission" should be "Affordable Housing Committee".
- First paragraph, first line, "400" should be "420".

Page 3, Ms. Mandel would like a sentence added to the third paragraph from the bottom, "Ms. Mandel suggested the silver-gray galvanized pipe would not be intrusive".

Page 5, fifth paragraph from the bottom, change "rays" to "arrays" in the second sentence.

Page 9, first paragraph, "modern" should be changed to "recent".

Page 9, third paragraph from the bottom, "Mr. Truscott went over four waivers".

Page 9, Items 1 and 2 under waivers should be removed.

Counsel Muller said the following four waivers should be listed on Page 9:

1. Number of shade trees (two per ten parking spaces) and preservation of shade trees.
2. Preservation of existing trees.
3. Foot-candle under the canopies.
4. Sub-surface drainage.

Mayor Marathe made a motion to approve the June 19, 2019 minutes with changes, seconded by Ms. Geevers. Motion approved by voice vote. There were three abstentions, Ms. Appelget, Mr. Hoberman, and Mr. Pankove.

RESOLUTIONS:

Counsel Muller said that the variances, waivers and conditions are pretty much the same for all four applications and were granted by the Board.

a) PB19-09 Carnegie Center Building 101-Solar Project

Mr. Pankove made a motion to approve amended Resolution of Memorialization PB19-09, seconded by Ms. Appelget. Motion approved, 8-0, by roll call vote.

b) PB19-10 Carnegie Center Building 510-Solar Project

Ms. Mandel made a motion to approve amended Resolution of Memorialization PB19-10, seconded by Ms. Geevers. Motion approved, 4-0, by roll call vote.

c) PB19-11 Carnegie Center Building 302-Solar Project

Mr. Pankove made a motion to approve amended Resolution of Memorialization PB19-11, seconded by Ms. Geevers. Motion approved, 7-0, by roll call vote.

d) PB19-12 Carnegie Center Building 701-Solar Project

Ms. Geevers made a motion to approve amended Resolution of Memorialization PB19-12, seconded by Ms. Mandel. Motion approved, 4-0, by roll call vote.

COURTESY REVIEW: PB19-03 Thomas Grover Middle School Addition

The following representatives of the applicant were present:

George Duthie, AIA, Principal with FVHD
James Earle, Assistant Superintendent, West Windsor Plainsboro School District
Paul Pogorzelski, PE, project Engineer

Mr. Duthie said that the design for the proposed addition to Thomas Grover Middle School is nearly complete. It is a two-story addition, approximately 24,000 square feet.

There is minimal site impact and some storm drainage. Neither the driveway nor the parking lot is being modified.

There will be 20-25 additional staff and teachers, which the parking lot can accommodate. There will be additional bus traffic that is still being worked out with the District's Transportation Coordinator.

There will be six science rooms in the addition, two per grade level. Some of these science rooms are replacing rooms in the school currently being used for science but are not suited for that purpose. There will be six general-purpose classrooms, breakout spaces and restrooms.

A new barrier free accessible parking lot will be created so that parking is closer to the building entrance. Only staff members enter through the back of the building. The main entrance is on the other side. Mr. Duthie advised Mr. Hoberman that the back door requires card access and is an exit door. There are provisions for stopping and dropping children off. They are dropped off in this area now and this will continue with the new addition. However, during the day, that door is not used for access.

Ms. Mandel asked about the grassy area with a sidewalk. She was advised this will remain grass and is not used for recess.

Mr. Duthie said that the classrooms provide a team structure. There are clusters of rooms with general academic classrooms and science labs. There are approximately 100 students per pod.

Mr. Karp asked how many years is projected before another addition is needed.

Mr. Duthie advised that this addition will absorb some of the over population in the school. There will also be a 51,000 square foot addition at Community Middle School and some kids will move there. If growth that is projected continues, this is about a five-year project.

Ms. Geevers asked if at that point, is another addition added or is there talk of a new school.

Mr. Duthie said that there is potential for an addition on the other end, although it is not ideal. At some point in time a new school will need to be constructed.

The use of trailers in the interim has not been discussed.

Mr. Earle advised that the average classroom size is in the upper 20's, whereas 24 or less is ideal.

Ms. Appelget asked about the number of students. Mr. Earle said currently there are 1,260 students and about 200 staff members at Grover Middle School. Community Middle School has 1,175 students. The combined middle school capacity is growing from about 2,300 to 3,000 students.

Ms. Geevers was advised that the project costs about nine million dollars and state reimbursement is 40 percent on eligible costs of the project.

Mr. Pogorzelski talked about circulation and access. The district was concerned that when students are dropped off, there is a curb. The district asked that it be made flat. Spot grades will be provided.

There are bicycle racks at the entrance. There are no bicycle racks in the back for staff.

The underground detention basin is not a recharge basin. There will be an operation manual for that.

The lighting will be basically façade lighting, with no additional post lights.

As for wastewater flow, they are in the process of working with Stony Brook and NJDEP for an exemption because there is a diminutive increase in wastewater. It is at the 2,000-gallon mark. They are confirming with all agencies that this is acceptable.

Mr. Guzik asked that the lighting levels be assessed at the additional crosswalk area and relocation for barrier free parking. He also asked for confirmation of the final determination of wastewater flow.

Mr. Dobromilsky commented that there is no significant landscape around the site. Mr. Duthie confirmed there is no plan to add any significant landscaping.

Mr. Dobromilsky asked about green building initiatives. Mr. Duthie said that LED lights will be used, as well as low emitting materials and high efficiency hot water heaters.

Mr. Duthie said there are no plans for solar panels or electric charging stations. Nor are they planning on installing conduits.

Chair O'Brien said Mr. Yates asked for a meeting to discuss his concerns. Mr. Duthie said they will reach out to Mr. Yates and will make every attempt to satisfy safety issues with him.

The project will go out to bid in about two months. School will be in session. The area where the buses travel through will be tighter, so there will be some restrictions in place. The project will be completed the end of 2021.

Mr. Hoberman asked about the media center, specifically with this addition, the green space outside of the media center will become a courtyard.

Mr. Duthie said the courtyard will be landscaped and hardscaped. It will be an extension of the library.

Mr. Hoberman is concerned with egress from the courtyard resulting in people leaving the building through the courtyard.

Mr. Duthie said the courtyard is treated like a room and an exit is required. There are security features in place, such as cameras in the hallway and outside. There is also an upgraded phone system.

They are already in discussion with the Department of Community Affairs.

Alison Miller, Council President, asked if the roof is structurally designed for solar panels. Mr. Duthie advised that it is. The district is involved in a separate energy saving improvement project for solar and charging stations.

Ms. Mandel asked Mr. Dobromilsky to send a Green Checklist to the District.

With no additional business before the Board, Chair O'Brien adjourned the meeting at 8:00 pm.

Respectfully submitted,

Terri Jany
Recording Secretary