

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
AUGUST 26, 2020

The Regular meeting of the Planning Board was called to order at 7:03 pm on Wednesday, August 26, 2020 by Chairman O'Brien in in the Senior Center Building at the Municipal Complex.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Hemant Marathe, Mayor
Anis Baig
Linda Geevers
Curtis Hoberman

ABSENT: Michael Karp, Vice-Chair
Sue Appelget
Michael Huey
Simon Pankove
Allen Schectel, Alt. 1
Jyotika Bahree, Alt. #2

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq.
David Novak, PP, Planner
Ian Hill, PE, Engineer
Jeffrey L'Amoreaux, PE, Traffic Engineer
Dan Dobromilsky, LLA, Landscape Architect
Sam Surtees, Land Use Manager and Zoning Officer

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 20, 2020.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There was no public comment on non-Agenda items.

APPLICATIONS:

PB19-15 **Princeton Executive Park**
Preliminary/Final Site Plan & Subdivision
Block 9, Lots 12.01 & 12.03; Block 9.03, Lot 12.02: US Route 1 North & Meadow Road
Property Zoned: PMN-1 District
MLUL: 9/30/20

Palladium Realty LLC is seeking site plan and subdivision approvals for a phased development which lots are generally bounded by Carnegie Center Drive, Meadow Road Extension, Old Meadow Road and the Route 1 North Service Road. Preliminary and Final subdivision and site plan approval is sought for Phase 1, which includes a 130-room hotel with liquor license, and Phase 2, which includes 356 residential units. Only Preliminary site plan approval is sought for Phase 3, which includes 16,000 sf of retail space and a 6,915 sf restaurant, and Phase 4. which includes 300 residential units.

Attorney Muller confirmed that the proof of publication and service are in order and the Board has jurisdiction.

West Windsor Township Planning Board
Regular Meeting Minutes August 26, 2020

Ron Shimanowitz, Esq., Attorney representing the applicant, gave an overview of the project.

Present to testify on behalf of the applicant sworn-in simultaneously:

Jamie Giurintano, PE, Site Engineer
Thomas Carman, LLA, Landscape Architect
Jerry Simon, RA, Residential Architect
Charles Jordan, RA, Hotel Architect
James Talerico, Sr. Director of Development, the Briad Group
Craig Peregoy, PE, Traffic Consultant
Thomas Golden, PP, Mack-Cali

Certain witnesses were qualified, and the hearing commenced with applicant's exhibits being presented. The Township's Planning Board Professionals' reports were reviewed.

A concern was raised by Chief Lynch concerning radio signals within the buildings. If necessary after testing, a radio amplification system will be installed.

The meeting was opened for public comment on the application.

ALISON MILLER, 41 Windsor Drive: Ms. Miller expressed her concern with the lack of safe and secure bike parking for the affordable units. She also commented on the tandem parking in the garages.

JOHN CHURCH, 11 Princeton Place: Mr. Church, who is a Zoning Board Member but not present on behalf of the Zoning Board, discussed the definition of a Limited Service Hotel. His research stated that it does include dining and the liquor license. The Township Code Book does not include a definition.

There was no further comment from the public. Ms. Geevers made a motion to close the meeting for public comment; seconded by Mr. Baig. Passed by voice vote.

Six design waivers were identified for substandard wall-to-wall spacing between buildings, excess residential parking spaces, lighting standards, lack of acceleration and deceleration lanes for parking area with greater than 100 spaces, excess retail parking spaces with some being banked, and omission of a tennis court as required.

Mr. Hoberman made a motion to approve the application subject to the discussed waivers and numerous conditions; seconded by Mr. Baig.

Aye: Hoberman, Geevers, Baig, Marathe, O'Brien
Absent: Bahree, Schectel, Pankove, Huey, Appelget, Karp

With no further business, Chairman O'Brien adjourned the meeting at 10:42 pm.

Respectfully submitted,
Cynthia Dziura, Recording Secretary