

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
July 13, 2022

The Regular meeting of the Planning Board was called to order at 7:03 pm by Vice-Chairman Karp in the Senior Center Building at the Municipal Complex.

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 June 30, 2022.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman

ABSENT: Simon Pankove

Curtis Hoberman, Vice-Chairman

Hemant Marathe, Mayor

Andrea Mandel, Councilwoman

Sue Appelget

Anis Baig

Allen Schectel

Jyotika Bahree, Alt. #1

Robert Loverro, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney, Law Offices of Gerald Muller, PC

Joe Burgis, PP, Planner, Burgis & Associates

John Taylor, PE, Assistant Township Engineer

Dan Dobromilsky, LLA, Township Landscape Architect

Sam Surtees, Land Use Manager and Zoning Officer

REORGANIZATION

Attorney Muller swore-in Mr. Hoberman as a Class IV. (He was formerly a Class II member.)

Vice-Chairman Karp asked for nominations for Chair. Mr. Hoberman nominated Michael Karp as Planning Board Chair for the remainder of 2022; seconded by Mr. Schectel. There were no other nominations.

Aye: Loverro, Bahree, Schectel, Hoberman, Baig, Appelget, Mandel, Marathe, Karp

Absent: Pankove

Chairman Karp asked for nominations for Vice-Chair. Councilwoman Mandel nominated Curtis Hoberman as Planning Board Vice-Chair for 2022; seconded by Mr. Baig. There were no other nominations.

Aye: Loverro, Bahree, Schectel, Baig, Appelget, Mandel, Marathe, Hoberman, Karp

Absent: Pankove

APPLICATION:

PB19-13 **Senior Living @ Bear Creek**
Amended Final Site Plan
SE corner of Village Road East & Old Trenton Road
Block 33, Lot 1.02
Property Zoned: PRRC District
MLUL: 7/14/22

The Applicant is now seeking Amended Final Major Site Plan Approval to construct a Condominium Unit independent living one 3-story apartment building containing 220 units, consisting of 81 one-bedroom market rate units, 51 one-bedroom affordable units, and 88 two-bedroom market rate units and indoor amenity areas of approximately 15,000 square feet, including an automated Café for breakfast and lunch which will also be available to the residents of the Assisted Living facility and The Hamlet, an exercise room, a yoga room, a wellness room, card rooms and craft rooms, together with outdoor amenities, including a heated pool, one tennis court and three pickleball courts, as well as an outdoor seating area, parking areas, two charging stations for electric cars, and related site improvements; Amended Final Major Site Plan approval to relocate/reconfigure walkways, loadings area(s) and trash enclosure(s) on the assisted living and independent living units; and reconfirming variances and design waivers previously granted.

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

Frank Petrino, Attorney, Eckert Seamans Cherin & Mellott, LLC representing the applicant, gave summary of the amended project.

The following persons, testifying on behalf of the applicant, were sworn-in simultaneously by Attorney Muller and qualified by the Planning Board. They proceeded with testimony.

- Daphne Galvin, PE, Engineer, Partner Engineering & Science, Inc.
- Jack Carman, LA, PP, Landscape Architect, Spiele Architectural Group
- Steve Cohen, RA, Architect, Stephen S. Cohen Architect, PC
- Anthony Mazzucca, Representative for Applicant
- Creigh Rahenkamp, PP, Planner

The Township's Planning Board representatives were sworn-in by Attorney Muller.

- Joe Burgis, PP, Planner Burgis Associates; report submitted by David Novak, PP, Planner dated June 27, 2022
- John Taylor, Asst. Township Engineer; report submitted by Francis Guzik, PE, Township Engineer dated June 29, 2022
- Dan Dobromilsky, LLA, Township Landscape Architect, report dated June 23, 2022
- Tim Lynch, Chief, Emergency Services, report dated July 8, 2022 (not present)

Chairman Karp opened the meeting for public comment on the application.

ALISON MILLER, 41 Windsor Drive: Ms. Miller said this application was not given to the Affordable Housing Committee. She said she spoke to Mr. Cohen who said the affordable units would be spread out and look like market units. She asked for the hours of the café. Attorney Petrino responded it will be however the staff wants to handle it.

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

CONDITIONS OUTLINED BY ATTORNEY MULLER:

The applicant will submit a plan at resolution compliance that shows what conduit will be put in with respect to the electric vehicles. The charging stations are subject to staff approval.

The applicant will confirm on the plans the location of the affordable units. They will be distributed throughout the building. There may be some slight adjustments on sheets 1.01, 1.02 and 1.03, and will be subject to staff approval.

The affordable units will be consistent with UHAC.

The roof will be solar ready.

During resolution compliance, the applicant will provide the hours of the café and will document that with a note on the plans or however else the township staff wants documentation.

Any conditions of prior approval that have not been satisfied during resolution compliance must be satisfied.

Submission of revised plans electronically.

The four bullets in the memo by Chief Lynch dated July 8, 2022.

Councilwoman Mandel made a motion to approve the application with the conditions as cited by Attorney Muller; seconded by Ms. Appelget.

Roll Call:

Aye: Loverro, Bahree, Schectel, Baig, Appelget, Mandel, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Pankove

Not Voting: None

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Vice-Chairman Karp had no additional comments.

COMMENTS FROM THE PUBLIC

JOHN CHURCH, 11 Princeton Place: Mr. Church gave information on the Mercer County Planning Board, Land Development Committee meeting he attended on line on June 15, 2022. He said he submitted to them a report on the Avalon Bay application of a list of conditions which have not yet been fulfilled.

STACY FOX, 29 Berrian Avenue: Ms. Fox asked how a resident could obtain a zoom link to the Planning Board meetings so they could attend. Mayor Marathe responded that the attorney and League of municipalities have confirmed there is no Planning/Zoning Board in New Jersey that has both in person and Zoom. The meeting is taped and posted and can be viewed on the Planning Board's website usually in 1-2 days. Upon legal advice, residents can't participate remotely.

Ms. Fox said she recently opened a non-profit business. The County sent her a brochure that showed pictures of shipping containers and warehouses. She said she thought she grew up in the Garden State. The brochure gives businesses incentives for people to do business internationally using warehouses and gives duty-free breaks. She hopes

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the vision for the County to be industrial is outdated just like the brochure. She said if the Bridgepoint 8 application comes back to the Planning Board, she hopes the Township has seen and heard enough from the public and hope the Township does what they can to stop the project; residential is far more palatable than warehouses and diesel trucks.

The next Regular meeting is scheduled for July 27, 2022.

With no further business, Chairman Karp adjourned the meeting at 8:55 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary