

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
November 6, 2024

The Regular meeting of the Planning Board was called to order at 6:32 pm by Chairman Karp in Meeting Room A in 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 October 25, 2024.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman, Class IV
Curtis Hoberman, Vice-Chairman, Class IV
Hemant Marathe, Mayor, Class I
Martin Whitfield, Councilman, Class III
Jyotika Bahree, Class II
Simon Pankove, Class IV
Allen Schectel, Class IV
Robert Loverro, Alt. #1

ABSENT: Sue Appelget, Class IV (**Recuse**)
Anis Baig, Class IV
Pankaj Patel, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney, Muller & Muller, P.C
Edward Snieckus, Planner/Landscape Architect, Burgis & Associates
Frances Guzik, PE, Township Engineer
Quazi Masood, PE, PTOE, Traffic Engineer, Arora & Associates

Sam Surtees, Land Use Manager and Zoning Officer

PUBLIC COMMENTS

Chairman Karp opened the meeting for public comment on non-agenda and non-pending application items. There were no comments from the public.

APPLICATIONS:

- a) **PB18-09 Amended** **TRUSTEES OF PRINCETON UNIVERSITY**
Amended General Development Plan
NW corner of Washington Road & US Route 1
Block 3, Lots 1.011 & 1.0113
Property Zoned: E District
MLUL: 11/6/24

Amendment to a General Development Plan approved on January 29, 2020, and memorialized on April 29, 2020, File No. PB18-09 (Original Approval) submitted by the Trustees of Princeton University (Applicant). The Applicant is requesting this amendment to the original approval because the boundary of the Applicant-owned Education District-zoned properties has changed (Project). The Project is bounded on the west by the Delaware & Raritan Canal, on the south by Washington Road, on the east by US Route 1, and on the north by Lower Harrison Street.

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

Christopher H. DeGrezia with Faegre Drinker Biddle & Reath, Attorney for The Trustees of Princeton University, explained that any change or update to a general development plan, they must return to the Board for every element of the plan. He gave a background and stated that the application was originally approved in January 2020. He stated they will explain how the boundaries have been adjusted (they no longer own the corner piece) and how the calculations have been updated. On the opposite side, Eden Way was vacated by West Windsor Township and consolidated into their lot. Nothing else is being changed.

The following gave a presentation on behalf of the applicant. He was sworn-in by Attorney Muller.

Daniel O'Shaughnessy, PP, Planner, Skidmore, Owings & Merrill, LLP

The Township's Planning Board Professionals were sworn-in by Attorney Muller. Reports were submitted and reviewed.

David Novak, PP, Planner, Burgis Associates, report dated October 18, 2024

Francis Guzik, PE, Township Engineer, report dated October 25, 2024 —Reviewed by Edward Snieckus, LLA

Chairman Karp opened the meeting for public comment on the application. There were no comments from the public. Mr. Pankove made a motion to close the meeting for public comment; seconded by Mr. Schectel. Passed by voice vote.

Ms. Bahree made a motion to approve amended application PB18-09; seconded by Mr. Schectel.

Roll Call:

Aye: Loverro, Schectel, Pankove, Bahree, Whitfield, Marathe, Hoberman, Karp

Nay: None

Recuse: Appelget

Absent: Patel, Baig

b) **PB24-08** **TRUSTEES OF PRINCETON UNIVERSITY—BASEBALL STADIUM**

Preliminary/Final Major Site Plan

Court Drive

Block 3, Lot1.0113

Property Zoned: E District

MLUL: 11/6/24

A preliminary and final major site plan application with associated design waivers to construct a +/- 7,801 square foot baseball ballpark and related improvements such as bullpens, a netted batting tunnel, fencing, a scoreboard, speakers and sound system, a solid-surface batter's eye, foul poles, and light poles (the Project). The Project site is located on the

Princeton University Lake Campus Meadows Neighborhood, just to the south of Court Drive situated adjacent in the softball ballpark in West Windsor Township.

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

Christopher H. DeGrazia with Faegre Drinker Biddle & Reath, Attorney for The Trustees of Princeton University, gave a description of the project. The ballpark was originally approved with the general development plan in 2020.

The following gave a presentation on behalf of the applicant. They were sworn-in simultaneously by Attorney Muller.

- Ronald McCoy, University Architect
- Stone Vishaw, Landscape Architecture
- Sandy Brock, PE, Engineer
- Greg Paczkowski, Associate Athletic Director of Athletics/Facilities (no presentation given)
- George Jacquemart, Parking and Traffic Consultant (no presentation given)

Mr. McCoy reviewed the site plan. Mr. Vishaw went over the proposed landscape and Ms. Brock talked about the stormwater systems.

The Township's Planning Board Professionals were sworn-in by Attorney Muller. Reports were submitted and reviewed as follows:

- Tim Lynch, Chief, Emergency Services, (not present) report dated October 28, 2024—Reviewed by Chairman Karp
- Francis Guzik, PE, Township Engineer, report dated October 25, 2024
- Quazi Masood, PE, Traffic Engineer, Arora and Associates, report dated October 25, 2024
- David Novak, PP, Planner, Burgis Associates, report dated October 24, 2024—Reviewed by Edward Snieckus, LLA
- Edward Snieckus, LLA, Landscape Architect, report dated Oct. 24, 2024

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

Sylvia Ascarelli, 27 Melville Road: Ms. Ascarelli spoke about the pedestrian path and said it stops at Fisher Place. She asked if the applicant can contact NJDOT and West Windsor Township. A crossing at Fisher Place would be safer to go to the stadium.

Kristin Appelget, Assistant Vice-President, Office of Community and Regional Affairs, Princeton University: Ms. Appelget stated that the University agrees with the path connection and they anticipate NJDOT making the connection. Mayor Marathe added that the widening of Route 1 was approved at least 7 years ago.

Seeing no further comments, Mr. Pankove made a motion to close the meeting for public comment; seconded by Mr. Schectel. Passed by voice vote.

Mr. Pankove made a motion to approve application PB24-08 with conditions enumerated by the professionals; seconded by Ms. Bahree.

Roll Call:

Aye: Loverro, Schectel, Pankove, Bahree, Whitfield, Marathe, Hoberman, Karp

West Windsor Township Planning Board
Regular Meeting Minutes November 6, 2024

Nay: None

Recuse: Appelget

Absent: Patel, Baig

ADJOURNMENT

The next meeting is scheduled for December 18, 2024.

With no further business, Chairman Karp adjourned the meeting at approximately 8:05 pm.

Respectfully submitted,

Cynthia Dziura

RMC/CMR, Recording Secretary