

West Windsor Township Planning Board

Minutes – Regular Meeting

January 10, 2018

The regular meeting of the Planning Board was called to order at 7:00 p.m. on Wednesday, January 10, 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
Anis Baig
Linda Geevers
Curtis Hoberman
Michael Huey
Michael Karp
Andrea Mandel
Gene O'Brien
Simon Pankove

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chair O'Brien stated that regretfully the Administrative Secretary, Diane Hurlburt, will be ending her tenure with West Windsor at the end of the month.

PUBLIC COMMENT

No comments were provided.

PRESENTATION:

TRUSTEES OF PRINCETON UNIVERSITY
2026 Campus Plan Update - December 2017

University representatives: Robert Durkee, VP of Facilities Princeton University; Ronald McCoy, Princeton University Architect; Kristin Appelget, Community Relations Director, Princeton University; Cynthia Rottenberg-Walker, planning consultant.

Mr. Durkee provided the background of the lands in West Windsor and stated that in 1922 several University alumni donated a farm to the University extending from Lake Carnegie to Route 1. The Trustees accepted the alumni's donation of 216 acres and it was determined that the property would not

be needed for development for approximately 50 years. Since that time additional lands were purchased by the University and now the University owns almost 500 acres. The time has come for construction on these lands. The 2026 plan was developed as a framework to increase the undergraduate student body; construct at least one new residential college; expand the teaching and research of the School of Engineering and Applied Science; new and improved spaces for environmental programs; and, interactions and academic partnerships with the corporate government and non-profit sectors in an expanded innovation ecosystem. Retail; amenities; geothermal; parking; shuttle improvements; bike path and vehicular connections; and, a bridge over Lake Carnegie and the D&R Canal are being considered. A connection to the D&R Canal will be provided without having to use a heavily traveled roadway, and the bridge will be integrated into the existing bikeway system. Mr. Durkee quoted the last paragraph of the Document entitled "Princeton University Framework for Development through 2026 and Beyond" dated December 2017.

“This framework envisions a campus with an expanded student body and one or more new residential colleges; substantially expanded and improved space for engineering and environmental studies; a thoroughly reimagined East Campus; a lively and attractive Lake Campus fully integrated into the rest of the University; a geography in which Lake Carnegie has moved from the periphery to the center of campus; enhanced achievements in multiple forms of sustainability; a significant shift from single occupancy vehicles to other modes of transit, including walking, cycling, shuttling, and mass transit; and new academic partnerships in an innovation ecosystem that supports the mission of the University and increases its capacity to have a positive impact on the world.”

Ronald McCoy, architect for the University, provided a power point presentation and stated that Lake Carnegie will be seen as the central feature of the campus and not the boundary of the campus. This framework is a guide for development; the University is at the point where they must consider how to make this campus similar to the Princeton campus. Movement, landscape, sustainability and infrastructure goals are the components of the plan; sustainable approaches reduce the reliance on vehicles to access the campus. Three key elements of the plan, when future generations look at this plan: involve correlating residential colleges for an extended population; expand and enhance the Schools of Engineering and Environmental Studies; and provide space for the partnerships in relation to the ecosystem. Partnerships in relation to the ecosystem is being launched to draw in entrepreneurial innovation in the ecosystem. Some elements are curricular and co-curricular with spaces where students can work in laboratories or shop settings where students and faculty can get together and branch some ideas students wish to pursue; a space for emerging businesses for freshman who need space for a temporary time period; and also space for an established entrepreneurial partnership that wants to be in close proximity to the University. It involves continued stewardship and renewal of the Central Campus; expansion of the undergraduate student body with a quality residential college; and, Mr. Durkee noted that residential colleges are a way of organizing housing on campus. Each student lives in one of the six residential colleges.

Mr. McCoy stated that the campus planning framework envisions a campus with three distinctive yet cohesive areas: the Central Campus, East Campus and Lake Campus. A mixed-use community is envisioned with graduate housing, academic partnerships, athletic facilities, retail, parking and a transit hub. Development will include landscaping along the Lake Campus walkway that connects to the Lake Carnegie Bridge. Currently, there are discussions about light signals on Route 1 and Fisher Place.

Fisher Place is the safest location for bike crossings and eventually a connector to and over Route 1 and Princeton Junction. The building illustrations in the Campus Plan show development anticipated over the next 10 years and areas for development over the next 30 years are outlined.

Mr. McCoy stated that single occupancy vehicle use will be decreased through a variety of policy initiatives including several transportation options. It also connects to a transit hub offering heat and air conditioning to the commuters, a shuttle system, bikeshare programs and connecting all pathways with the pedestrian bridge. The alley of trees along Washington Road will be preserved. The central landscape will be the organizing feature between the two campuses and connector roads and in the future offering a parallel travel route to Route 1. Mr. McCoy stated that pertaining to Canal Pointe Boulevard, having a parallel route to Route 1 that is in alignment with Canal Pointe Boulevard would be a great way to access and service the campus, but this is envisioned in the future, not short term. The alignment would be from Harrison, to Washington, over or under the railroad tracks to Alexander. Another long term infrastructure planning strategy is to plan the development so a bypass connector at Harrison could occur which will connect to the Sarnoff property. C. Hoberman encouraged the University to work with the NJDOT about their plans to connect to Route 1 because the NJDOT are currently doing engineering work for the section between the Millstone River and Alexander Road to be completed by 2023. Mr. Durkee stated that they have met with the NJDOT and they are aware of their consideration of an overpass and realignment of Harrison Street.

Mr. Durkee stated that traffic will be taken off Washington Road and people will be able to park and take the shuttle. C. Hoberman stated that emergency services from Princeton may be able to get to this area quicker than West Windsor services. S. Pankove also questioned emergency service access and asked if there was any feedback from emergency services. Mr. McCoy stated that it is too premature to comment. Mr. Surtees stated that the fire official is aware of the plan.

Ms. Walker stated that the pedestrian bridge offers bicycle access and will be designed for emergency vehicles to get over it if this is needed. Mr. McCoy corrected Ms. Walker and stated that this is not the plan, only a small general vehicle would be able to cross the bridge. Mr. Durkee stated that a parking lot and the transit hub is proposed near Tiger Lane. There are many remaining questions, but the conversations have begun and, if there are positive features, then the University is hoping for clarification.

M. Huey stated that, if you are in the center of the Princeton Campus, it is quite far to walk to the Lake Campus. Ms. Walker stated that one of the key components of the Lake Campus is a 24/7 community with retail, restaurants, housing and parking. Administrative space is also proposed for the Lake Campus, and with the right combination accessing the Princeton campus may not be required regularly.

Mr. Durkee stated that Cambridge University created a similar space recently; their campus design is being reviewed. Mr. McCoy stated that, if someone walked from the Lake Campus to Nassau Street, they must really enjoy walking because it is quite far. The goal is to provide ways to get around; there is a transit system in place with a shuttle system, and it will be bicycle friendly. Ms. Walker stated that pedestrian activity will be 24/7 along Tiger Lane; additional pedestrian activity is anticipated within the East Campus in Princeton by the Stadium, Ivy Lane and Western Way.

S. Pankove stated that this is a great concept plan and asked about the plan to relocate the heating plant

on the East Campus. Does the University intend to use new facility to heat the Lake Campus? Ms. Walker stated that there will be a new site; it is not a relocation but an augmentation. The East Campus facility will provide the capacity for the buildings in that area, and they are considering a geothermal based system allowing a switch to steam-based heat which is less intensive to produce. The goal is to do something similar on the Lake Campus; the plan imagined will be for another facility for the Lake Campus possibly connecting through the lake but the administration is envisioning that the entire campus will be steam in the future.

Chair O'Brien asked if the pedestrian bridge will also carry utilities across Lake Carnegie. Mr. McCoy stated that space within the bridge will be reserved to bring utilities across but it will be a hidden aspect of the bridge. S. Pankove asked if there is any plan for a pedestrian walkway or a bridge to cross over Route 1 near the Sarnoff property. Mr. McCoy said that this may be possible in the future.

A. Mandal asked about solar and charging stations for electric vehicles. Mr. McCoy stated that the project will increase solar opportunities as much as possible with flat roofs. Electric vehicle charging stations are being looked into and other sustainable approaches are also being considered. Kristin Appelget, Princeton University Community Affairs, stated that bio-diesel vehicles are used for the Tiger Transit shuttles. The University does not own those vehicles but the contract with the service provider in place notes, if other technologies become available, then those buses will be replaced.

L. Geever asked if development of the Lake Campus will impact the stormwater since Alexander is impacted after storms. Ms. Walker stated that the Lake Campus is intended to be a demonstration of the best development practices to manage the stormwater flows, and retention systems are being considered. L. Geever stated that with an additional 500 graduate students, how many school-aged children are anticipated? Mr. McCoy responded 12. L. Geever asked if there are any ordinances that should be changed for the intended land use. Mr. McCoy stated that the land is in the E zone; therefore they are not asking for any ordinance changes.

C. Hoberman stated that West Windsor is an important gateway into Princeton with the alley of trees on Washington Road. The trees are important as Preservation New Jersey, many years ago, found this a significant feature and preservation at any measure was recommended. He requested that the applicant continue to preserve and enhance this particular gateway. He stated that, because Washington Road is a gateway, many people approach the campus from the east and he encouraged the applicant consider putting the transit hub off Washington. It is a great location for a visitor center to orient people to the University lands. Mr. McCoy stated that Ms. Appelget is working with the merchants on the creation of community maps. and offering a community transit hub at this location is a great idea.

C. Hoberman encouraged the University to consider a bicycle and pedestrian connection to the Forrestal Center in Plainsboro. Ms. Walker stated that it is challenging and the solutions are not obvious. C. Hoberman noted that a bicycle connection to the hospital in Plainsboro should also be considered.

Chair O'Brien asked that the location of the residential campus be considered. Mr. McCoy stated that there is a tract of land in Princeton called "Butler Tract" where housing was constructed in the 1940s. Recently the Butler housing was demolished and new undergraduate housing was constructed off Faculty and Alexander. Mr. Durkee stated that the land for the new residential college is where Butler

housing was located which is closer to Lake Carnegie and Springdale Road.

Mr. Durkee stated that regarding the Springdale Golf Course, the idea is that at some point it might be used for education; part of the outcome of this process is that these lands are not needed in the immediate future. After 2023, the lease on this land with the golf course will be terminated, but nothing is planned prior to that time.

David Novak, planning consultant for the Board, asked if there are any housing ideas or goals for housing other than what was just discussed. Mr. Durkee responded that there are, but nothing is in the immediate planning stage.

Francis Guzik, Engineer for the Board, stated that he is looking forward to working with the University as this moves forward.

S. Appelget stated the discussion during the presentation was very informative.

M. Karp stated that the plan is very enlightening, and he is looking forward to working with the University.

The meeting was opened to the public

Resident from 221 Fisher Place questioned what the plan is for the small piece of land on the east side of Route 1. Mr. Durkee stated that there are plans for development of that land at this point; it will remain as farmland. The gentleman stated that he wanted to express his thought that the brief discussion about the traffic impact on the Princeton campus should not have been a part of the West Windsor Lake Campus presentation; traffic impacts to West Windsor should have been discussed more than the traffic in Princeton.

Jerry Foster, 15 Suffolk Lane, advised that his employer (Greater Mercer TMA?) is working on a proposal to create a county wide regional trails network; and, if this plan goes to contract stage, he asked the Planning Board and other professionals to consider this.

MASTER PLAN

Draft Master Plan Reexamination Report pursuant to NJSIA 40:55D-89
(continued from 1/3/18)

Chair O'Brien advised that due to an emergency, the Director of the West Windsor Arts Center, wanted to speak before the board before leaving the meeting. Aylin Green, West Windsor Arts Center, stated that the Arts Center opened its doors in 2010. Their mission was to provide quality arts programs and since that time there has been tremendous growth. At this time, there are programs for all ages; 130 workshops and classes; festivals; one annual event and scholarships are available based on need. Now that the Master Plan is being reexamined, they are considering the future of West Windsor and the Arts Center. Since the Center offers a diversity of programs it is seen as a community center. She requested that the Board consider a concept of creative place making, a leveraging of the power of the arts. There are resources that could be connected to the learning and planning of the arts in the community. No

plan is in place, a community effort to come up with this plan is envisioned.

David Novak, planning consultant for the Board, advised that this can be included in the Reexamination Report for a sense of community. Art in gateways is an excellent idea, providing public art spaces for the community to explore the art. Ms. Green stated that the current space is being stretched to the limit. L. Geevers stated that performing art also takes place at the Center so the space should be large enough for this.

Mr. Novak then discussed section 4 of the Reexamination Report. He stated that this section references the Howard Hughes site, affordable housing sites, Princeton University campus plan combined with the Princeton Junction development plan. Also included are community facilities; open space, and; circulation. Editing changes to Section 4 were made on the floor and Chair O'Brien noted that he had some grammatical changes and would provide them to Mr. Novak. Regarding the changes to the average household sizes over time, Mr. Novak was asked to research and provide the indicators for people moving into the municipality, senior housing and 55 and older communities. The Board asked Mr. Novak when an update to the County Master Plan will be done. Mr. Novak stated that there is no requirement for updates; the last master plan for Mercer County was done in the 1960s.

Chair O'Brien asked Mr. Novak if he recommends any modifications since hearing the presentation by the University regarding the West Windsor campus. Mr. Novak responded that he recommends modification, the plan is creating assets and changes to the details about the connectivity to the Sarnoff site can be included.

The meeting was opened to the public.

Council President Alison Miller noted that the County map targeted areas for preservation in lands that West Windsor has always considered part of the park system. She referenced a report from the Open Space Utilization Task Force about the potential use for open space lands, not recreational lands and not farmland. The areas are defined in the report by street reference. She specified all lands within Windsor Road and South Lane was recommended for recreation and all lands across the street south of Windsor Road was recommended as farmland. The Task Force's intention was to preserve the land around the park. She recommended a notation in the Reexamination Report about this report. She also recommended the Reexamination Report not be specific about the Howard Hughes development or the University development.

Sam Surtees, Land Use Manager/Zoning Officer, stated that the two properties west of South Lane have not been preserved but the Township is in process of acquiring that land without farmland preservation funds. He advised that this is also being done for the Conover lands but the property owner is applying for farmland preservation. When lands are preserved as farmland, if the homeowner wishes to apply for farmland preservation funds and gets accepted into the program, they get funds. County approval is needed prior to farming the land.

John Church, Windsor Place, stated that he agreed with Councilwoman Miller and recommended the report not provide too much detail about individual landowners future development plans. He also stated that regarding the Clarksville Road Bridge, the bridge realignment will be a large project because there are wires from the railroad overhead. Land acquisition would be required for bridge relocation.

This is a very large County project and he does not recommend this be included in the report. Chair O'Brien responded that, if there is no observation about this in the report, it may appear as if we do not care about this improvement.

Jerry Butler, 15 Suffolk Lane, stated that the Delaware and Raritan Canal Commission has a plan for West Windsor but he does not see any reference to this in the Master Plan Reexamination Report. Does the municipality care about this? Should we endorse it? The report covers regional growth and West Windsor is considered a sub center of the regional center. Chair O'Brien stated that review of the document would be needed before this is incorporated.

Virginia Manzari, 28 Berkshire Drive, stated that the plans presented for Hughes property and Princeton University should be general in nature.

Being that no other business is scheduled before the board, the meeting was adjourned at 9:54 p.m.

Respectfully submitted,

Kerry A. Philip
Recording Secretary