

West Windsor Township Planning Board

Minutes – Regular Meeting

March 28, 2018

The regular meeting of the Planning Board was called to order at 7:00 p.m. on Wednesday, March 28, 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: Linda Geevers
Curtis Hoberman
Michael Huey
Michael Karp
Andrea Mandel
Hemante Marathe
Gene O'Brien
Allen Schectel

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chair O'Brien welcomed A. Schectel to the Board advising that he is the current Chairman of the Site Plan Review Advisory Board.

LIAISON REPORTS:

Environmental Commission

A. Mandel stated the EC had a table at the Mercer County Greenfest and the public was very impressed with the open space that has been preserved; the green checklist is being reworked to bring it up to 2018 standards; the wildlife inventory is being updated and the inventory will be added to the environmental resources inventory and will also be a part of the Master Plan Conservation Element. She advised that Arbor Day is April 28th and a celebration is scheduled for 10:00 am.

Affordable Housing

L. Geevers stated that the Woodstone proposal was discussed at the March 1st meeting and the Chair of the Committee distributed an email about concerns expressed at the meeting. She requested that the email be forwarded to the board members along with the other documentation prior to review by the Board. Sam Surtees, Land Use Manager, stated that the wording of the email was incorporated into the reports. L. Geevers advised that 400 Steps had been discussed and there were concerns by the members because they do not want all affordable units in one building and recommended the units be disbursed. She then advised that a decision has been made by Judge Jacobson on the town's

Chair O'Brien stated that Board Counsel recommended a closed session at the end of the meeting since there has been a court ruling on this matter.

PUBLIC PORTION

The meeting was opened to the public.

No comments were provided.

MASTER PLAN

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

David Novak, planning consultant for the Board, discussed the expanded economic data section. He stated that he prepared a memorandum dated March 5th proposing additional data to be included in the economic profile (section 4.3) in addition to changes to section 4.2.

L. Geevers stated that the school demographic study is available and she handed a copy of the report to Mr. Surtees. C. Hoberman stated that the presentation took place within the last two weeks. Mr. Novak stated that the School representatives have been very helpful in this process and the material will be reviewed. M. Huey stated that the percentage pertaining to the poverty line (4.8%) should be corrected. Chair O'Brien asked for something to be included to address the percentages in the poverty line and labor statistics. Labor has been increased because more people are aging in place and he asked for an explanation about the increase in this percentage. Mr. Novak responded that this relates directly to people aging in place. Chair O'Brien recommended an establishment of the legal basis for the report in Section I and then a footnote about the inflation figures.

Chair O'Brien questioned the employment units on Page 8 - the units are down significantly since 2010 but the employment numbers increased. Mr. Novak stated that the unit numbers have decreased in the larger buildings, and also changes in the workforce have taken place about offices needing people on site. There is no definitive explanation about the changes but they are occurring.

C. Hoberman stated that a definition of mixed use is needed on page 23. Mr. Novak stated that the definition would be difficult because it is not standardized. He was asked to include a description of what would be permitted in a mixed use district.

Mr. Surtees stated there are developments that were approved but not yet constructed and these were recommended for inclusion. A. Schectel recommended a column indicating the date of approval for each project. L. Geevers stated that although this is not a Planning Board matter, she requested Council receive the monthly report of housing numbers provided to the DCA.

C. Hoberman noted that Wegmans did an addition but there is no reference to this in the chart. Mr. Surtees advised that he is unsure how the Building Department categorized the expansion but the numbers are included in the figures provided.

Regarding Section 6.2, revisions are needed since the affordable housing decision. The report should include a provision about housing for veterans and seniors. L. Geevers recommended the following wording within the description of inclusionary developments ... "recent court action opens the opportunity to provide more housing assistance to veterans". Mr. Muller stated that the legality is clear about reexamination reports - nothing has to be said. Mr. Novak was asked to work on the language and send it to Mr. Surtees for consideration by the Board.

L. Geevers asked about the email that was distributed by the Affordable Housing Chairman - Mr. Novak stated that the goals and objectives should be within the Master Plan and not the Reexamination Report.

The meeting was opened to the public.

John Church, 11 Windsor Place, stated that there are several items (r, s and t) that are no longer included. Mr. Novak confirmed that they were deleted from the report. Mr. Church noted a discrepancy in the numbers pertaining to the aggregates and recommended they be broken down into categories. Chair O'Brien stated when using a source of data in a report, it should be consistent. Mr. Novak stated that it is an abstract of ratables so it may be slightly different and recommended a disclaimer about the source being used.

Mr. Church stated that there are a lot of tables in the reexamination report and recommended graphs which are easier to read along with a short summary or abstract of each section.

No other members of the public spoke. Motion was made and seconded to close the public portion of the meeting. The vote was 7-0 in favor. Motion carried.

Motion was made by H. Marathe and L. Geevers seconded the motion to go into closed session to discuss the Court's decision regarding the town's affordable housing obligation. The vote was 7-0 in favor. Motion carried.

Motion was made by H. Marathe and M. Karp seconded the motion to open the meeting to the public. The vote was 7-0 in favor. Motion carried.

Motion was made and seconded to adjourn the meeting at 9:30 p.m. The vote was 7-0 in favor. Motion carried.

Respectfully submitted,

Kerry A. Philip
Recording Secretary