

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
February 5, 2020

The Regular meeting of the Planning Board was called to order at 7:03 pm on Wednesday, February 5, 2020 by Chairman O'Brien in Meeting Room A of the Municipal Building.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Michael Karp, Vice-Chair
Hemant Marathe, Mayor
Sue Appelget
Anis Baig
Linda Geevers
Curtis Hoberman
Michael Huey

ABSENT: Simon Pankove
Allen Schectel, Alt. 1
Vacant, Alt. #2

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq.
David Novak, PP, Planner
James Kochenour, PE, Traffic Engineer
Dan Dobromilsky, LLA Landscape Architect
Frank Guzik, PE, Municipal Engineer
Sean Walsh, Environmental Consultant
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 January 29, 2020.

REORGANIZATION

Chairman O'Brien introduced the new Recording Secretary, Cindy Dziura. Ms. Appelget made a motion to appoint Cindy Dziura; seconded by Mr. Huey. Passed by voice vote.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There was no public comment on non-Agenda items. Chairman O'Brien announced that on January 27, 2020, there was an update on the Penns Neck Redevelopment Ordinance at Council.

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APPLICATIONS:

PB19-21 **Princeton AV Owner, LLC**
Preliminary/Final Major Site Plan
Block 6, Lot 92.01: 1 University Square Drive
Property Zoned: ROM-2 District
MLUL: 2/5/2020

Mr. Christopher Costa, Esq., attorney for the applicant, gave an overview of the project. Fifteen waivers are being sought for parking lot expansion to increase 1,145 spaces to 1,198 spaces and an outdoor terrace, adjoining the existing five-story office building. Present to testify on behalf of the applicant and sworn-in simultaneously:

Hudson Solomon, Representing Princeton AV
Tony Diggan, PE, Engineer
Elizabeth McManus, PP, Planner

The following Planning Board Professionals reviewed their reports:
David Novak, Francis Guzik, James Kochenour, and Dan Dobromilsky

There was no comment from the public. Ms. Geevers made a motion to close the public hearing; seconded by Mr. Huey. Passed unanimously by voice vote.

Mr. Huey made a motion to approve the application with waivers/exceptions and conditions as cited by Attorney Muller; seconded by Mr. Hoberman.

Roll Call: All Aye – Marathe, Huey, Hoberman, Geevers, Appelget, Baig, Karp, O'Brien

Recess. Reconvene at 8:44 pm.

PB19-13 **Senior Living @ Bear Creek**
Preliminary/Final Major Site Plan
Block 33, Lot 1.02
SE corner of Village Rd East & Old Trenton Rd.
Property Zoned: PRRC District
MLUL: 2/6/2020

Frank Petrino, Esq., Eckert Seamans represented the applicant.

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

Ben Zaitz, Representing Senior Living @ Bear Creek
Elizabeth McManus, PP, Planner
Anthony Mazzucca, associate of Mr. Zaitz
Lauren Kovacs, Landscape Architect
Steven Cohen, AIA, project architect
Carl Pehnke, PE, Traffic Engineer
Daphne Gavin, PE, Site Engineer

Mr. Petrino gave an overview of the project. The applicant proposes to construct 220 living units with 51 designated as Affordable, 246 parking spaces, and various amenities. There was discussion regarding the number of one-bedroom units and dispersion of the affordable units. Mr. Novak quoted from the Statute. Ms. McManus gave explanation.

The hearing for this application will continue to February 19, 2020. No further notice is required.

The next Regular meeting is scheduled for February 12, 2020.

With no further business, Chairman O'Brien adjourned the meeting at 9:55 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary