

WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING
February 12, 2020

The Regular meeting of the Planning Board was called to order at 7:01 pm on Wednesday, February 12, 2020 by Chairman 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 on February 3, 2020.

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
Simon Pankove

ABSENT: Michael Huey
Allen Schectel, Alt. 1

TOWNSHIP CONSULTANT STAFF

Martina Baillie, Esq.
David Novak, PP, Planner
Sam Surtees, Land Use Manager and Zoning Officer

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Alison Miller, 41 Windsor Drive: Ms. Miller noted that the Circulation Element of the Master Plan is not included on the agenda. She asked that the Township include the Millstone by-pass road and talk to Princeton University because they have very good ideas. She would also like to see a policy established for connecting the "missing links" of sidewalks in West Windsor. This is a goal for the bicycle and pedestrian communities. She asked that these be placed in the Master Plan.

Jerry Foster, 15 Suffolk Lane: Washington's March Historic Route on Quakerbridge Road is not in current version of the Land Use Plan. Mr. Foster wants to make sure the route gets into Circulation Element. It was removed from the Land Use Element.

Jack Chen, 36 Old Bear Brook Road: Mr. Chen made a request, on behalf of his neighbors and himself, of prioritizing the zoning ordinances. Mr. Surtees responded that it is in the Master Plan. Any homeowner would have to go through the Zoning Board to make improvements for their houses. Once the Master Plan is adopted, several ordinances need to be written to permit single family homes in his neighborhood. Mayor Marathe confirmed that, once the Master Plan is adopted, this will be one of the first ordinances to be adopted by the Township.

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MINUTES

Mr. Karp made a motion to adopt the minutes of January 8, 2020; seconded by Mr. Hoberman. Abstention by Mayor Marathe. Passed by voice vote.

LAND USE PLAN ELEMENT OF MASTER PLAN

Chairman O'Brien stated that there are two goals of the Land Use Element: to make non-conforming uses for residential and commercial property owners to be compliant with the zoning ordinance and to encourage new or expanded commercial development by which to improve the ratio of commercial to residential ratables.

Mr. Novak, Planning Consultant for West Windsor Township, and Sam Surtees, Land Use Manager and Zoning Officer, were sworn-in by Attorney Baillie.

Mr. Novak gave an explanation/description of the Master Plan. He said comments were incorporated into the Land Use Element and a revised draft version and red-lined version dated January 7, 2020 were prepared. There was review and discussion with the Planning Board members on the changes that were made. Also discussed was the question if hyperlinks from this document to the related Zoning Ordinances could be made, as well as the map references. Road designations to be included on the maps and rewording the language of the E2 district specifying student campus housing were requested. A permitted use of Mortuaries without crematoriums was also requested to be included in the B-2 Zone.

PUBLIC COMMENT: Chairman O'Brien opened the meeting for public comment.

Steve Francis, 24 Fieldston Road: Mr. Francis is a mortician and is reluctant to have business without a crematorium. He suggested digitizing maps. He stated that with such a large amount of growth, no one wants to move here anymore. He asked that due consideration be made to pedestrians and bicycles, because it is the least friendly environment.

John Church, 11 Princeton Place (member of Zoning Board): Mr. Church said the Planning Board did an excellent job with the Master Plan. It is very easy to read. Regarding the hyperlinks, he suggested adding an index at the end so it would not disturb the flow of the document.

Sylvia Asterelli, 27 Melville Road: Ms. Asterelli inquired about Bed and Breakfast, the sidewalk requirement, and asked when the sidewalks will be built. She said she would like to see sidewalk connections put in place. Mr. Novak responded that regarding the Bed and Breakfast, the Township would like to preserve these buildings for economic development, and the sidewalk requirement is not specific to a Bed and Breakfast.

Alison Miller, 41 Windsor Drive: Ms. Miller asked what part of the R10 zone is not owned by the Township. Mr. Surtees responded the old farmhouse. She asked that the word, "stacked" be removed from the stacked affordable townhouses. Ms. Miller also pointed out some typos and errors that should be incorporated in the Master Plan. Mr. Novak will incorporate these typo changes. Mr. Hoberman asked that a neighborhood map also be included.

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Yan Mei Wang, 41 Montgomery Street: She said there are people living at Princeton University who are researchers, not students.

Kristin Appelget, Director of Community and Regional Affairs at Princeton University: Ms. Appelget stated that post-doctoral associates are specifically mentioned in the ordinances that refer to the university and to their housing obligations. It may not be listed as a category in the Master Plan, but they are specifically listed as post doctorate faculty, staff, and graduate students.

Jerry Foster, 15 Suffolk Lane: Mr. Foster said that he thinks Smart Growth is not a strategy, it is a goal, and we can choose Smart Growth as the goal. As a strategy, storage units, strip malls, and warehouses are not considered smart growth. Mr. Novak responded that he believes there are Smart Growth areas in this Plan.

Andrea Mandel: She asked where the electro charging stations fit in? Mr. Novak stated it is currently an accessory use in all zones that encourages this. Ms. Geevers said West Windsor wants to be a sustainable town and asked that it be made a conditional use. Mr. Novak said he would review the ordinance with Mr. Surtees to see where it could be incorporated.

Chairman O'Brien asked if "A. Draft Land Use Plan Element" and "B. Relationship to other Plan Element" as listed on the Agenda were two separate documents. Mr. Surtees responded they are two separate documents in West Windsor Township.

There was no further comment from the public regarding the 2nd Draft Land Use Plan Element. Mr. Pankove made a motion to close the public hearing; seconded by Mr. Karp. Passed by voice vote unanimously.

Ms. Geevers inquired about convenience stores without gasoline sales on page 61. Mr. Novak responded it will be corrected.

Mr. Hoberman said there are multiple names for the Nassau Park development. Mr. Novak responded it was originally Nassau Park. Mr. Hoberman also noted that Little Bear Brook is not on map 50.

Ms. Geevers said that in the redline version page 147, the Hamlet of Bear Creek Assisted Living, should be Village Grande at Bear Creek.

Kevin Moore, attorney (from audience): Mr. Moore asked if the Land Use Element was going to be adopted tonight. Chairman O'Brien responded, yes.

Mr. Pankove made a motion to adopt the Land Use Element with revisions as cited at tonight's meeting; seconded by Mr. Karp.

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

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RELATIONSHIP TO OTHER PLANS ELEMENT OF MASTER PLAN

Mr. Novak said there was not much to change to the Relationship to other Plans Element, and it is not a separate chapter in West Windsor Township as it is in other municipalities. He reviewed and made some typographical and minor changes. Chairman O'Brien added some revisions which were discussed. Mr. Novak responded to his revisions/comments.

PUBLIC COMMENT: Chairman O'Brien opened the meeting for public comment.

There were no comments from the public regarding the Relationship to other Plans Element. Mr. Karp made a motion to close public hearing; seconded by Mr. Pankove. Passed unanimously by voice vote.

Mr. Hoberman made a motion to adopt the Relationship to other Plans Element of the Master Plan as per discussion at tonight's meeting; seconded by Mr. Baig.

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

The next Regular meeting is scheduled for February 19, 2020.

With no further business, Chairman O'Brien adjourned the meeting at 8:47 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary