

WEST WINDSOR TOWNSHIP SPECIAL PLANNING BOARD
ZOOM MEETING
MAY 27, 2020

The regular meeting of the Planning Board, using Zoom, was called to order at 7:08 pm on Wednesday, May 27, 2020 by Chairman O'Brien.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Michael Karp, Vice-Chair
Sue Appelget
Anis Baig
Linda Geevers
Curtis Hoberman
Simon Pankove
Allen Schectel, Alt. 1
Jyotika Bahree, Alt. #2

ABSENT: Hemant Marathe, Mayor
Michael Huey

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq.
Frank Guzik, PE, Township Engineer
Joe Burgis, PP, Planner
James Kochenour, PE, Traffic Engineer
Dan Dobromilsky, LLLA, Landscape Architect
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 May 12, 2020.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chairman O'Brien thanked Princeton University for lending the Township the Zoom platform, then proceeded with instructions for tonight's meeting.

MINUTES

Attorney Muller and Ms. Geevers suggested amendments to the meeting minutes of December 18, 2019. Following discussion, Mr. Pankove made a motion to approve the December 18, 2019 minutes as amended; seconded by Mr. Schectel. Approved by voice vote. Abstention(s) by: Ms. Bahree.

APPLICATION:

PB20-04 **Clinton and Marta Lively**
Minor Subdivision/Lot Line Adjustment
28 & 32 North Mill Road
Block 19, Lots 49 & 81
Property Zoned: R-1/C District
MLUL: 6/12/2020

Ryan Kennedy, Attorney representing the applicant, gave an overview of the project. Applicants are seeking a lot line adjustment to allow them to purchase approximately 1.4 acres from their neighbor at 28 North Mill Road and combine it with their existing residential property at 32 North Mill Road.

Attorney Muller confirmed that the proof of publication and service are in order and the Board has jurisdiction. The Board's professionals, the applicant's professionals, and applicants were sworn-in simultaneously.

Present to testify on behalf of the applicant:
Craig Stratton, Professional Land Surveyor
Clinton Lively, Property Owner
Marta Lively, Property Owner

Mr. Kennedy gave an overview of the application and Mr. Stratton presented the exhibits.

The Township's Planning Board Professionals' reports were reviewed. Mr. Burgis and Mr. Guzik stated that all their concerns in their reports were addressed.

David Novak, Planner, dated May 18, 2020
Francis Guzik, Engineer, dated May 19, 2020

PUBLIC COMMENT:

Tony Mangone, 34 North Mill Road: Mr. Mangone stated that the Livelys have been their neighbors for 25-30 years and they are wonderful neighbors. He said they are in favor of the Livelys purchasing the land. The lot is an irregular size, and this will enhance the beauty and value of their property. He does not see a downside to this, only an upside.

There was no further comment from the public. Ms. Geevers made a motion to close the meeting for public comment; seconded by Mr. Baig. Passed by voice vote.

After comments by the Planning Board, Mr. Pankove made a motion to approve the application with conditions as cited by Attorney Muller; seconded by Ms. Bahree.

Roll Call:

Aye -- Bahree, Schectel, Pankove, Hoberman, Geevers, Baig, Appelget, Karp, O'Brien

Nay: None

Abstain: None

Absent: Huey, Marathe

Not Voting: None

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chairman O'Brien asked if there were any comments from the public on non-Agenda items. Seeing none, the meeting continued.

APPLICATION:

PB20-02SW **19 Roszel Road, LLC**
Sign Waiver
19 Roszel Road
Block 9, Lot 62
Property Zoned: ROM-2 District
MLUL: N/A

Mr. Chou, attorney representing the applicant, gave a description of the project. The applicant is seeking sign waivers to install a tenant sign on an approved three-story office building at 19 Roszel Road, which is located on the rear portion of Block 9, Lot 62 (Hill-Wallack Building). Attorney Muller confirmed that the proof of publication and service were in order. Present to testify on behalf of the applicant and sworn-in:

Don Janocha, Rex Signs, Sign Witness
Gary Dean, PE, Traffic Engineer
Michael Seeve, Representing 19 Roszel Road, LLC

Recess was taken at 8:23 pm and reconvened at 8:31 pm.

Several photos/exhibits were reviewed. Mr. Dean stated that the Township's Ordinance does state provisions for increasing the size of a sign as it gets farther away from the road. He also said that the requested larger sign is proportioned to the large building. The monument sign was also discussed, where google maps street view was brought in as an exhibit. The Planning Board members asked several questions, including letter height. Frank Guzik, Engineer and Sam Surtees, Land Use Manager and Zoning Officer added testimony.

The Township's Planning Board Professionals reports were reviewed. Mr. Burgis and Mr. Kochenour stated that all their concerns in their reports were addressed.

David Novak, Planner, dated April 28, 2020
James Kochenour, Traffic Engineer, dated May 8, 2020

There was no comment from the public. Ms. Geevers made a motion to close the meeting for public comment; seconded by Mr. Schectel. Passed by voice vote.

Mr. Schectel made a motion to approve the application with two waivers for sign size and letter size, and condition of address numbers and lighting for signage near Roszel Road to assist emergency vehicles, as cited by Attorney Muller; seconded by Ms. Geevers.

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Roll Call:

Aye -- Bahree, Schectel, Pankove, Hoberman, Geevers, Baig, Appelget, Karp, O'Brien

Nay: None

Abstain: None

Absent: Huey, Marathe

Not Voting: None

APPLICATION:

PB20-01 West Windsor-Plainsboro High School South—Phase 1 Site Work

Courtesy Review

346 Clarksville Road

Block 17.13, Lot 2

Property Zoned: R-24 District

MLUL: N/A

Mr. Roy, Attorney representing the applicant, gave an overview of the project explaining the proposed future expansion renovations at the school. The West Windsor-Plainsboro Regional School District is seeking to expand the High School South parking lot and perform utility improvements for future building additions under a separate application. The proposed parking lot expansion will increase the number of parking spaces from 296 to 305 and improve traffic safety by separating parent drop off/pick up traffic using a traffic median. Present to testify on behalf of the applicant:

Dr. David Aderhold, Superintendent,

Herb Seeberger, Jr., PE, Engineer

George Duthie, AIA, Architect

John McCormack, PE, Traffic Engineer

Attorney Muller explained that this is only a courtesy review; thus, no witnesses for applicant need to be sworn-in. In addition, no noticing is required. The Planning Board will need to determine that the project is consistent with the Township's Master Plan.

The Township's Planning Board Professionals and reports:

Francis Guzik, Engineer, dated April 8, 2020

Dan Dobromilsky, Landscape Architect, dated April 6, 2020

Timothy Lynch, Chief, Fire & Emergency Services, dated May 19, 2020 (not present)

The Planning Board members asked the professionals several questions regarding the site plan, lighting plan, busing que, and parent drop-off and pick-up safety. The applicant agreed they will work with the Township's professionals to resolve any potential issues. They would like to start work on the parking lot during the month of June. Chairman O'Brien referred to Chief Lynch's memo.

Attorney Muller confirmed that no formal action is required. Chairman O'Brien thanked Dr. Aderhold and his colleagues. The Planning Board agreed by consensus that the project is consistent with the Township's Master Plan.

The next Regular meeting is scheduled for June 10, 2020.

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With no further business, Chairman O'Brien adjourned the meeting at 10:30 pm.

Respectfully submitted,
Cynthia Dziura, Recording Secretary