

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING

REGULAR MEETING MINUTES

JULY 15, 2020

The Regular meeting of the Planning Board was called to order by Chairman O'Brien in the Senior Center shortly after 7:00 pm.

**STATEMENT OF ADEQUATE NOTICE**

Chair O'Brien announced that pursuant to the Sunshine Law a notice of the meeting's date, time, location, and to the extent known agenda of the subject meeting was provided to the news media, posted at the location reserved for such notices, and provided to the Clerk July 7, 2020.

**ROLL CALL AND DECLARATION OF QUORUM**

**PRESENT:**

Gene R. O'Brien, Chair  
Hemant Marathe, Mayor  
Anis Baig  
Linda Geever  
Curtis Hoberman  
Michael Huey

**ABSENT:**

Mike Karp, Vice Chair  
Sue Appelget  
Simon Pankove  
Allen Schectel, Alt. #1  
Jyotika Bahree, Alt. #2

**CHAIRMAN'S COMMENT AND CORRESPONDENCE**

There was no correspondence, and the Chair had no comments.

There were no comments by the public.

**APPLICATION:**

**PB19-16**

**Hilton West Windsor Property**

Concept Plan & Zoning Amendment  
Southeast Corner of Old Trenton Road and Dorchester Drive  
Block 37, Lots 6 & 7  
Property Zoned: P District  
MLUL: Not applicable

Toll Brothers is proposing of rezoning of this property, which is 45.3 acres. This rezoning would permit the construction of a residential, age-restricted development at a density of two (2) dwelling units per gross acre with a 25% set-aside for affordable units. In connection with the rezoning request, Toll Brothers has presented a development concept for the property that proposes a total of 88 residential units with supporting amenities throughout the tract.

The attorney representing the applicant was Richard Hoff, Esq.

Present to testify on behalf of the applicant were as follows:

Kim Majewski, Toll Brothers representative  
Mark Mayhew, PE, project engineer, who was deemed as qualified

Planning Board professionals, who provided written reports, in attendance:

- David Novak, PP, planner
- Ian Hill, PE, for municipal engineer
- James L. Kochenour, PE, traffic engineer
- Dan Dobromilsky, LLA, landscape architect
- Christopher B. Jepsen, PE, environmental consultant

Reports were also provided by James V. C. Yates, Director of Fire & Emergency Services, and Tom Calabria, Chair of the Township Affordable Housing Committee.

Mayhew provided an overview of the proposed development, including layout of the residential units, various amenities, designation of open space, and street layout with proposed access to both Dorchester Drive and Old Trenton Road. Sidewalks are to be provided on both sides of each street as well as some walking paths throughout the development. Parking would be provided consistent with RSIS standards. Elevations and floor plans for various townhouse designs were also reviewed.

Township professionals reviewed their reports, raising some questions for clarification.

During open discussion, which followed, these topics were covered:

- Applicant will need to apply to State for expansion of the Sewer Service area;
- Solid waste will be handled by private trash pick-up;
- Decision regarding dedication of Greenbelt area is deferred; and
- Space is available for seniors' recreation like bocce and deck shuffleboard.

Members of the public who provided comments were John Coss, David Koehler, Paul Marx, Robert Magnusson, and Alison Miller.

With no further business to come before the Board, the Chair adjourned the meeting at 9:16pm.

Respectfully submitted,

Gene R. O'Brien, Chair