

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
JANUARY 20, 2021

The Regular meeting of the Planning Board was called to order at 7:04 pm by Chairman O' Brien in the Senior Center Building at the Municipal Complex.

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 14, 2021.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Hemant Marathe, Mayor
Anis Baig
Linda Geevers
Curtis Hoberman
Jyotika Bahree, Alt. #1

ABSENT: Sue Appelget
Michael Karp, Vice-Chair
Simon Pankove
Allen Schectel
Saju Joseph, Alt. #2

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There were no comments, not related to the Agenda, received from the Public. Chairman O'Brien stated that today there was a changing of the guard in our country and wished the new president and cabinet well in their endeavors. He also wished the former president well in his retirement, temporary or permanent. There are a lot of issues facing our country.

APPLICATION (continued from January 13, 2021):

PB20-05 **400 Steps, LLC**
Preliminary/Final Major Site Plan
Block 5, Lot 19 (and portion of Lot 20): 15 Cranbury Road (Rear)
Property Zoned: RP-12 District
MLUL: 1/13/2021

Owner/Applicant seeks to develop 144 apartment units, including 29 affordable units on premises. The units would be contained in four 4-story residential buildings.

Attorney representing the applicant: Peter G. Licata -- Sonnenblick, Parker, & Selvers, P.C.

Present to testify on behalf of the applicant were:

Mike McCloskey, Principal, 400 Steps, LLC, Applicant
Robert Korkuch, PE, PP, Licensed Engineer & Planner, ACT Engineers
Laura C. Staines, R.A., Architect & Planner, L&M Design, LLC (via video)
John H. Rea, PE, Traffic Engineer, McDonough & Rea Associates, Inc.
Ingrid Koehler, ACT Engineers

The Township's Planning Board Professionals' reports were reviewed. Planner Novak stated the waivers that were requested by the applicant. Engineer Guzik and Traffic Engineer L'Amoreaux reviewed their reports. Chairman O'Brien referenced the remaining professionals' reports and the email comments received from board members Mr. Pankove and Mr. Schectel (who chose to not be present).

In response to concerns expressed about noise and vibration due to the buildings' proximity to the rail line, the applicant committed to retain an acoustical engineer who would ensure minimum compliance with HUD standards.

Although 13 of the 29 affordable units are concentrated in building #4, the applicant's architect provided adequate explanation for this design.

Chairman O'Brien opened the meeting for public comment on the application.

ALISON MILLER, 41 Windsor Drive: Ms. Miller commented on secure bike parking/storage areas, guest parking, handicapped parking, and trash.

JOHN CHURCH, 11 Princeton Place: Mr. Church, not speaking on behalf of the Zoning Board of which he is a member, asked if the train tracks are sufficiently fenced in. Mr. Korkuch responded there is adequate protection to keep individuals from going onto the tracks.

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

There will be five visitor parking spaces near the leasing office. Each tenant will be provided adequate credential to identify the tenant's vehicle as legitimate for use of a parking space in the development.

Because the project specifies only one trash receptacle in a corner of the tract, the applicant committed to offer concierge trash service for a fee and to provide such service on a complimentary basis for handicapped tenants.

An additional two-bike rack will be provided near the leasing office. The space in a designated room in the adjoining development's Building E will provide safe storage for a number of bicycles which would exceed the minimum number of required spaces; and charging capability will also be provided therein.

Ms. Bahree made a motion to approve the application with numerous waivers and conditions as cited by Attorney Muller; seconded by Ms. Geevers. The waivers address building design, vehicle access driveway, and pervious surface, adequacy of the sewer capacity, proposed lighting foot-candles, and non-compliant width of drive aisle behind Building #3. One of the conditions stipulates that the lease agreements for apartments with lofts preclude their use as a bedroom.

Aye: Bahree, Hoberman, Geevers, Baig, Marathe, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Schectel, Pankove, Appelget, Karp

Not Voting: None

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The next Regular meeting is scheduled for February 10, 2021.

With no further business, Chairman O'Brien adjourned the meeting at 8:26 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary