

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
June 16, 2021

The Regular meeting of the Planning Board was called to order at 7:06 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 June 10, 2021.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Michael Karp, Vice-Chair
Hemant Marathe, Mayor
Sue Appelget
Anis Baig
Linda Geever
Curtis Hoberman
Jyotika Bahree, Alt. #1
Saju Joseph, Alt. #2

ABSENT: Simon Pankove
Allen Schectel

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney
David Novak, PP, Planner
Jeffrey L'Amoreaux, PE, Traffic Engineer
Dan Dobromilsky, LLA, Landscape Architect
John Taylor, PE, representing Township Engineer Guzik
Sam Surtees, Land Use Manager and Zoning Officer

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There was no public comment on non-Agenda items.

LIAISON REPORTS

Environment Commission – Given by Liaison Mr. Baig.

Mr. Baig reported that Elliot Gordon explained to the Commission how the Pollinator Garden at the WW Community Park was planned, executed and completed by May 31. There are volunteers to do the regular watering. Steffen Parratt presented a proposal to install a rain garden at WW Community Park. After approval, he will contact various organizations to finance the project. David Parris spoke about Cicadas which appear every 17 years. Andrea Mandel spoke about the Township Council. An update on BYOBag and recycling was given by Dan Dobromilsky and Tirza Wahrman.

Affordable Housing Committee – Given by Ms. Geevers.

Ms. Geevers reported on the June 3, 2021, Affordable Housing Committee meeting. She noted that the AHC approved draft language for an ordinance to amend and supplement West Windsor’s code by modifying the definition of affordable housing development. Attorney Muller has reviewed this language and has sent it to the Township Clerk’s office for Council’s consideration. She also mentioned that applications are being accepted for the five affordable housing units at the new Princeton Ascend development and that the affordable housing project called Haven House is 80% completed.

APPLICATION:

PB21-01 Square@West Windsor – Starbucks Drive-Thru
Minor Site Plan
Block 8, Lot 10.03; 3512-3528 U.S. Route 1
Property Zoned: B-2 District
MLUL: 7/1/21

Applicant is seeking minor site plan, variance and design standard waiver/exception approvals to construct a drive-through facility for a restaurant in an existing vacant commercial space at the Square at West Windsor Shopping Center, located at 3512-3528 U.S. Route 1, West Windsor Township, designated as Block 8, Lot 10.03 on the West Windsor Township tax maps (B-2 Business District). The requested variance relates to the proposed entrance to the drive-through driveway being located on a public street (Old Meadow Road) and the requested design standard waivers/exceptions relate to certain proposed signage and driveways.

Attorney Muller confirmed that the proof of publication and service are in order and the Board has jurisdiction.

Peter Flannery, Attorney, Law Firm of Bisgaier Hoff, gave a description of the site location and what the applicant was seeking.

Present on behalf of the applicant were:

- Robert Melvin, PP, Planner, Pennoni Associates
- James Kennedy, Sr. Project Manager for Construction, Proposed Tenant (Starbucks) Representative
- Nicholas Verderese, PE, Traffic Engineer, Dynamic Traffic
- F. Mitchell Ardman, PE, Engineer, Reynolds Group
- James Cosgrove, PE, Engineer (Stormwater), Kleinfelder, Inc.

The applicant’s professionals were sworn-in simultaneously, and then provided testimony and presented exhibits. The Township’s Planning Board Professionals were sworn-in simultaneously, including Mr. Surtees.

The Township’s Planning Board Professionals’ reports were reviewed.

- David Novak, PP, Planner, dated June 8, 2021
- John Taylor, PE for Francis Guzik, PE, Township Engineer, dated June 8, 2021
- Jeff L’Amoreaux, PE, Traffic Engineer, dated June 8, 2021
- Dan Dobromilsky, LLA, Landscape Architect, dated June 8, 2021
- Tim Lynch, Chief, Emergency Services, dated June 9, 2021

Planner Melvin discussed the “C” variance requested to access the drive-thru from a public street.

Planner Melvin then reviewed the requested waivers:

- 1) number of wall signs
- 2) ground-mounted project/tenant identification signs
- 3) instructional signage
- 4) driveway separation
- 5) driveway width

Based on questions raised by the Board and discussion between the applicant and the Board, various changes were made concerning signage at the entrance to the site and both exits from the site. In addition, bollards will be installed between the driveway and the outside customer seating area.

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

JOHN CHURCH, 11 Princeton Place (Zoning Board member not speaking on behalf of the Zoning Board): Mr. Church stated that he was in support of the application. He also said that he believed there was an occupant-maintained fire hydrant near Lowe’s.

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

Mr. Hoberman made a motion to approve the application for a “C” variance with waivers and numerous conditions; seconded by Mr. Karp.

Aye: Joseph, Bahree, Schectel, Hoberman, Geevers, Baig, Appelget, Marathe, Karp, O’Brien

Nay: None

Abstain: None

Absent: Schectel, Pankove

Not Voting: None

ORDINANCE 2021- REFERRAL FROM TOWNSHIP COUNCIL -- Establishment of B-2A District

AN ORDINANCE TO AMEND AND SUPPLEMENT THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999), AN ORDINANCED CREATING THE B-2A DISTRICT.

Planner Novak gave a summary of the ordinance. Ms. Appelget proposed adding mortuary/funeral homes to the district. It was suggested that the Board locate a different zone in the Township to allow this use, and then amend that zone. Mr. Surtees stated that it can be a conditional use in an existing zone. Planner Novak and Mr. Surtees will follow-up on this.

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Vice-Chairman Karp made a motion that Township Ordinance 2021-12 regarding the B-2A District, as submitted to the Planning Board, is generally consistent with the Master Plan and recommends adoption by the Township Council; seconded by Mr. Baig.

Roll Call:

Aye: Joseph, Bahree, Schectel, Hoberman, Geevers, Baig, Appelget, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Schectel, Pankove

Not Voting: None

Attorney Muller will submit a memorandum to the Township Clerk advising the Township Council of the action taken tonight by the Planning Board. The memo will include the Planning Board's concern of not having a funeral home in the Township.

The next Regular meeting is scheduled for July 14, 2021.

With no further business, Chairman O'Brien adjourned the meeting at 10:19 pm

Respectfully submitted,

Cynthia Dziura
Recording Secretary