

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
August 25, 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 August 18, 2021.

**ROLL CALL AND DECLARATION OF QUORUM**

Gene O'Brien, Chair  
Michael Karp, Vice-Chair  
Hemant Marathe, Mayor  
Linda Geevers  
Curtis Hoberman  
Simon Pankove  
Saju Joseph, Alt. #2

**ABSENT:** Sue Appelget  
Anis Baig  
Allen Schectel  
Jyotika Bahree, Alt. #1

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney  
David Novak, PP, Planner  
Frank Guzik, PE, Township Engineer  
Jeffrey L'Amoreaux, PE, Traffic Engineer  
Sam Surtees, Land Use Manager and Zoning Officer

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

John Hinsdale, 38 Quaker Road: Mr. Hinsdale commented that this meeting is not being presented remotely via the Zoom platform, and, therefore, not in compliance with Open Public Meetings Act. There are residents who want to participate in the meeting, but cannot because of the fear of COVID.

Andrea Mandel, 46 Ellsworth Drive, President of Township Council: Ms. Mandel thanked Mayor Marathe and Planner Novak for sending her the new state law for charging stations. She will see that Council will pass an ordinance based on this. There will also be an ordinance to include laws for parking at the charging stations.

Kristen Epstein, 11 Madison Drive: Ms. Epstein also commented on the lack of Zoom link on the website. Several members of public who choose not to attend in person cannot comment. She said she feels that many residents are not represented.

**LIAISON REPORTS**

Chairman O'Brien removed the Liaison Reports from the Agenda.

**MINUTES**

July 21, 2021

Mr. Hoberman made a motion to approve the July 21, 2021 minutes; seconded by Ms. Geever. Approved by voice vote. The adopted minutes will be forwarded to the Administrative Secretary.

**APPLICATION**

**PB20-15**      Princeton Junction Train Station Redevelopment  
Preliminary/Final Major Site Plan & Subdivision  
Block 6, Lots 8, 54, 55.01 & 76; Washington Road & Station Drive  
Property Zoned: RP-1 District  
MLUL: 8/25/21

Applicant is seeking preliminary and final major subdivision and preliminary and final major site plan approval for the construction of a mixed-used project. The Project proposes the construction of 868 residential units, in 19 buildings, including: 1) 535 apartments units, 2) 150 townhouses, 3) 48 condominium flats, and 4) 135 senior living units (within an assisted living facility). Of the 868 units, 149 units shall be affordable units. The project includes approximately 21,300 square feet of retail and/or restaurant space, parking to support the Project (including two parking garages), public space, stormwater and other associated infrastructure improvements.

Richard J. Hoff, Jr., Attorney with Bisgaier Hoff, who represents the applicant, responded to the letter dated August 23, 2021 from Attorney Richard Fornaro of Fornaro Francioso, LLC. Attorney Fornaro represents AI Technologies, who is objecting to the Princeton Junction Train State Redevelopment Project. Referring to Attorney Fornaro's letter, Attorney Hoff said he disagrees with him. As part of the regional improvements that were approved by the County's Planning Board yesterday, Washington Road will be relocated. As a result, A1's driveway is going to be relocated. Attorney Hoff requested that the Planning Board move forward with the application tonight. Attorney Muller responded that, since the application does not include any lands owned by A1, the Board had jurisdiction to hear the application. There were no objections to move forward by Board members.

Attorney Hoff, gave a brief description of what the applicant was seeking.

Present on behalf of the applicant were:

Jeromie Lange, PE, Civil Engineer & Planner, Colliers Engineering  
Ken O'Brien, RA, Architect (Avalon Bay component), LRK Design  
David Minno, RA, Architect (Pulte Component), Minno & Wasko  
James Culpepper, RA, Architect (\*Atria Component) C+TC Design Center  
Maurice Rached, PE, Traffic Engineer, Colliers Engineering  
Tom Carman, LLA, Landscape Architect, Melillo, Bauer & Carman  
Nick Eckhart, National Director of Construction, Atria Senior Living

The applicant's professionals were sworn-in simultaneously.

Testimony was provided by Mr. Lange via a PowerPoint presentation. He reviewed the site plan, explained where buildings were located, discussed stormwater management and parking. The one requested waiver for parking space striping was explained, and he stated the pending approvals.

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Mr. O'Brien addressed the Avalon Bay buildings of the Project. Attorney Hoff stated they were not prepared to present the interior layouts, and this is part of construction code review. Non-window bedroom units were discussed. Mr. Surtees stated that the checklist requires floor plans of units. Attorney Hoff said they would agree to a condition that it be put into leases that lofts and mezzanine space are not to be used as bedrooms.

Ron Ladell, AvalonBay Communities: Mr. Ladell explained their on-site management and how they monitor the number of residents in a unit. He also said that residents have special parking garage key fobs. He explained why their 70+ unit floor plans are not presented to the Planning Board. He also discussed fire safety.

Chairman O'Brien asked Attorney Muller to create a document for the Planning Board that would determine whether or not the applicant is required to submit interior layouts.

Mr. Minno gave testimony on the Pulte Component of the application.

Chairman O'Brien announced that the hearing of the application will continue to September 1, 2021 with no additional noticing required. Attorney Hoff agreed to extend the MLUL clock.

The next Regular meeting is scheduled for September 1, 2021. With no further business, Chairman O'Brien adjourned the meeting at 10:23 pm.

Respectfully submitted,

Cynthia Dziura  
Recording Secretary