

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
October 13, 2021

The Regular meeting of the Planning Board was called to order at 7:07 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 October 7, 2021.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Michael Karp, Vice-Chair
Hemant Marathe, Mayor
Linda Geevers
Curtis Hoberman

ABSENT: Sue Appelget
Anis Baig
Simon Pankove
Allen Schectel
Jyotika Bahree, Alt. #1
Saju Joseph, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

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

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There were no comments made by members of the public.

Chairman O'Brien reiterated from last week that Attorney Muller advised him that he was not permitted to accept comments or questions from the public that are not in attendance because all commenters must be sworn-in or affirmed.

APPLICATION (continued from September 22, 2021 & October 6, 2021)

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: 10/13/21

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

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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.

Chairman O'Brien read the comment review letter dated August 28, 2021 from Chief Timothy Lynch, Fire & Emergency Services, into the record. Stuart Johnson, Pulte Homes, responded to Chief Lynch's letter.

Present on behalf of the applicant were:

Richard Hoff, Esq., attorney for the Applicant
Jeromie Lange, PE, Civil Engineer & Planner, Colliers Engineering
Ken O'Brien, RA, Architect (Avalon Bay component), LRK Design
Maurice Rached, PE, Traffic Engineer, Colliers Engineering
Tom Carman, LLA, Landscape Architect, Melillo, Bauer & Carman
Ron Ladell, AvalonBay Communities

Chairman O'Brien asked Alison Miller to speak on behalf of the Affordable Housing Committee.

ALISON MILLER, 41 Windsor Drive, Affordable Housing Committee: Ms. Miller commented on parking signage in the Pulte area, parking fees, sharing of the housing units, and snow storage in parking areas.

Chairman O'Brien said the Planning Board is in the process of approving a new draft Circulation Plan Element. Traffic Engineer Jeff L'Amoreaux presented two sketches. The first showed, as part of the application, where Vaughn Road will connect between Alexander Road and Washington Road. The second sketch showed the interim plan.

Chairman O'Brien said there is a potential resolution of AI's objection of the revised egress/ingress of the AI driveway. Attorney Hoff stated that there is agreement for the AI property to have direct access off of Washington Road.

Attorney Richard Fornaro of Fornaro Francisco, LLC, who represents AI Technologies which is objecting to the Princeton Junction Train Station Redevelopment Project, confirmed that what Attorney Hoff said is correct. Chairman O'Brien read into the record an email confirming this.

Chairman O'Brien opened the meeting for public comment on the application. Attorney Muller swore each person in.

JOHN CHURCH, 11 Princeton Place (Zoning Board member not speaking on behalf of the Zoning Board): Mr. Church commented on the current flood maps and environmental reports as it pertains to this application.

ALISON MILLER, 41 Windsor Drive: Ms. Miller urged the Planning Board not to grant the waiver to not install hairpin striping. Chairman O'Brien said that was granted at the last meeting. She also said that the adjacent NJ Transit lot is a permit lot, so negotiations to use the lot will have to begin right away.

WILLIAM RUTLEDGE, 19 Scott Avenue: Mr. Rutledge submitted an alternative drawing of the traffic circulation plan. He said the submitted roadways do not match the ones included in the Township's Master Plan. Attorney Hoff responded that the other entities approved the current design of the county roadway.

EUGENE SZEWCZYK, 136 Washington Road: Mr. Szewczyk asked if any traffic studies were completed for Washington Road. Traffic Engineer Rached responded that traffic studies were done. Mr. Szewczyk also asked about the potential

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flooding. Engineer Guzik responded that a Stormwater Management Study was completed and the applicant has met the requirements. He also commented on the flooding, which is caused by the Millstone River.

MARIO RUBBO, 6 Coventry Circle: Mr. Rubbo asked when construction will be completed. Attorney Hoff responded over two years. Mr. Rubbo urged that time be of the essence, because traffic will increase substantially if the Vaughn extension is not completed.

CAMMY AMICO, 37 Fieldstone Road: Ms. Amico asked several questions about the traffic study and circulation. Traffic Engineer Rached responded to her questions. She offered some suggestions. She asked if anything was being done about the Millstone River. Engineer Guzik responded that it is being studied, and improving conditions would be cost prohibitive.

SHARON SIBILIA, 217 Washington Road: Ms. Sibilialia said she is very concerned about the traffic and not being able to turn left onto Washington Road. Traffic Engineer Rached responded that the round-about will help. She also asked if improvements will be made to the road so it won't flood. Chairman O'Brien responded that this is a county road.

SARAH KAMPEL, 13 Wallingford Drive: Ms. Campbell asked which and how emergency services would reach the development if the road is flooded out. Chairman O'Brien responded with the route they would take and who would service the call. She asked what the additional traffic volume is that this application would create. Traffic Engineer Rached cited data collected.

MICHAEL STEVENS, 25 Fieldston Road, Councilman for West Windsor Township: Mr. Stevens commented how backed up the traffic is to Route 1 and asked that an analysis be done on the traffic. Attorney Hoff explained how the applicant is contributing certain improvements that have been needed by the Township for many years.

GUY PIERSON, 241 Fisher Place: Mr. Pierson said he would like to see the road between Alexander and Washington go through and connect. He also asked if the Traffic Engineers did studies on what will happen in the future. Traffic Engineer Rached responded that all their studies are proven and based on decades of study.

MICHAEL GUMKOWSKI, 204 Washington Road: Mr. Gumkowski commented on how bad the traffic is and how he can't make a left out of his development. He said he hopes the Vaughn Road extension comes quickly.

RODICA PERCIALI, 114 Washington Road: Ms. Perciali said this application was not advertised in the media. She also commented there is nowhere for the children to play.

SEAN RUCEWICZ, 248 Fisher Place: Mr. Rucewicz also commented on the increased traffic. He said more should be done about the traffic flow and safety in the Township.

LAURA HALDERMAN, 17 Fieldston Road: Ms. Halderman also commented on the difficult left she has to make from Washington Road onto Route 1 to go to work. She asked that the Township think much broader regarding the traffic congestion.

9:25 pm -- Chairman O'Brien declared a 10-minute recess.

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DOROTHY HOLMES, 19 Wallingford Drive: Ms. Holmes also stated the traffic is horrible and going to be worse. She asked for the Township to do whatever they can to improve it.

COLLEEN FOY, 4 Manor Avenue: Ms. Foy said she would like to see a regional consideration of the traffic flow, and said the flooding that occurs on Washington Road will continue. She said that future traffic from the SRI redevelopment and the construction on the Princeton University land be considered.

MICHAEL PERCIALI, 114 Washington Road: Mr. Perciali also commented on the amount of increased traffic.

COURTNEY COFFMAN, 248 Fisher Place: Ms. Coffman also commented on the amount of traffic and emergency services being able to reach homes.

ZACK WEALE, 144 Fisher Place: Mr. Weale commented on the traffic issues. Mr. Weale said he was in support of the redevelopment of this area. He proceeded asking questions/comments with responses from the professionals.

KATHLEEN RUSSELL, 8 Coventry Circle: Ms. Russell commented on the increased traffic, and said the application focuses only on Washington Road. She stated all the details in an application are decided before public input.

MARTIN ROSSMAN, 10 Coventry Circle: Mr. Rossman said the Board should know how many additional students are expected and take care of the environmental and traffic issues before approving the project. Attorney Muller and Mayor Marathe responded that the Planning Board cannot respond to the number of students.

RAYMOND GALLAGHER, 2 Fieldston Road: Mr. Gallagher commented on the traffic and flooding.

JENNIFER BURNS, 18 Fieldston Road: Ms. Burns also commented on the traffic in the area. She said she was concerned that drivers would ignore the no left turn onto Washington Road.

TIRZA WAHRMAN, 5 Stonelea Drive: Ms. Wahrman stated her objection to not having a remote link to the meeting. She asked if there is any way to "walk this plan back" because we are in a climate emergency and the roads can't handle it. She asked if the traffic study from 2018 should be updated. Traffic Engineer Rached said it was updated in 2021.

NIMESH PATEL, 11 Wallingford Drive: Mr. Patel said he feels that not having the Vaughn Road connector before approving the application is a major concern. He said the parking lot is also a safety issue.

GUY PIERSON, 241 Fisher Place: Mr. Pierson asked about having a public venue on the property without having public bathrooms. Chairman O'Brien responded that his comment was noted.

RODICA PERCIALI, 114 Washington Road: Ms. Perciali asked why this project has been hidden and not publicized.

WILLIAM RUTLEDGE, 19 Scott Avenue: Mr. Rutledge strongly recommends the Planning Board consider his alternative traffic circulation plan drawing. Attorney Hoff reminded everyone that the County has jurisdiction of Washington Road.

MICHAEL GUMKOWSKI, Washington Road: Mr. Gumkowski commented on the traffic.

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CAMMY AMICO, 37 Fieldstone Road: Ms. Amico asked what contingencies can be placed on the application. Chairman O'Brien responded that the Planning Board can put conditions on the approval.

WILLIAM RUTLEDGE, 19 Scott Avenue: Mr. Rutledge asked if the concept he submitted is similar to what the town asked the County to provide. Chairman O'Brien responded, yes.

KATHLEEN RUSSELL, 8 Coventry Circle: Ms. Russell asked if the roundabout is in a place that would logically connect with SRI. Chairman O'Brien responded, yes.

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

Ms. Geevers inquired about public restrooms in the Promenade area. Planner Novak cited from the amended Township ordinance that there is no requirement of having public restrooms in the promenade. Mr. Ladell of AvalonBay Communities stated that they would not agree with a condition to install restrooms in the Promenade area.

Mr. Hoberman made a motion to approve application PB20-15 for preliminary final major site plan and subdivision with approval of the design waivers, submission waivers and many conditions as cited by Attorney Muller; seconded by Mr. Karp.

Aye: Hoberman, Geevers, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Bahree, Schectel, Pankove, Baig, Appelget

Not Voting: None

The next Regular meeting is scheduled for October 20, 2021. With no further business, Chairman O'Brien adjourned the meeting at 11:56 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary