

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
December 8, 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.

**ROLL CALL AND DECLARATION OF QUORUM**

Gene O'Brien, Chair  
Michael Karp, Vice-Chair  
Hemant Marathe, Mayor  
Anis Baig  
Linda Geevers  
Curtis Hoberman  
Simon Pankove  
Allen Schectel

**ABSENT:** Sue Appelget  
Jyotika Bahree, Alt. #1  
Saju Joseph, Alt. #2

**TOWNSHIP CONSULTANT STAFF PRESENT**

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

**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 December 6, 2021.

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

There was no public comment on non-Agenda items.

**APPLICATION:**

**PB21-02      The Reserve @ West Windsor (formally Hilton West Windsor Property)**  
Preliminary/Final Major Site Plan  
Block 37, Lots 6 & 7: SE corner of Dorchester Rd. & Old Trenton Road  
Property Zoned: RR/C District  
MLUL: 12/8/21

This Application seeks preliminary and final major site plan approval for the construction of a residential project. The Project proposes the construction of eighty-eight (88) age-restricted townhouse and stacked-townhouse units and of the

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88 total residential units, 22 shall be reserved for low-income and moderate-income households. The Project also proposes the construction of a clubhouse (with pool), as well as other infrastructure to support the Project.

Chairman O'Brien announced that this application was previously heard on October 20, 2021, but must be presented again. Property owners in East Windsor were not noticed. Attorney Muller confirmed that the proof of publication and service are in order now and the Board has jurisdiction.

A list of conditions of approval was prepared by Attorney Muller. The applicant's counsel has reviewed this document and agreed to the conditions. This document was referred to during the meeting.

Richard J. Hoff, Jr., Attorney, with Bisgaier Hoff, representing the applicant (Toll Brothers, Inc.), confirmed that this is a repeat of the application because it was improperly noticed the first time.

The following individuals were present to testify on behalf of the applicant. They were sworn-in simultaneously by Attorney Muller.

Jay Kruse, PE, Engineer, ESE Consultants  
Jeremy Greene, RA, Toll Architecture  
Karl Pehnke, PE, Traffic Engineer, Langan Engineering  
Jim Majewski, Sr. VP, Toll Brothers

Engineers Kruse and Pehnke and Architect Greene were each qualified as expert prior to each's testimony. While presenting each's testimony, exhibits were presented via a power-point presentation.

Mr. Kruse indicated the project will contain 20 residential buildings plus the clubhouse and will have 334 parking spaces. The 66 market-rate units will each count for 3.5 spaces; the clubhouse will have 14 spaces; there will be 45 on-street visitor spaces; and the 22 affordable units will have one space each in front of the unit and 22 spaces interspersed with the visitor spaces close to these units. The applicant agreed to use posts to designate the affordable unit street spaces.

During the testimony of Mr. Greene there was discussion about use of the lofts for bedroom space. The applicant agreed that the purchase documents would include restriction against same.

The Township's Professionals who were present\* were sworn-in. The following reports were submitted and reviewed:

- \* David Novak, PP, Planner, Burgis Associates, dated October 5, 2021
- \* John Taylor, PE, Assistant Township Engineer, dated October 7, 2021
- \* Jeff L'Amoreaux, PE, Traffic Engineer, Arora and Associates, dated October 6, 2021
- \* Dan Dobromilsky, LLA, Township Landscape Architect, dated October 6, 2021
- \* Chris Jepson, PE, Environmental Consultant, Van Cleef Engineering Associates, dated October 5, 2021
- Tim Lynch, Chief, Emergency Services, dated October 6, 2021
- West Windsor Affordable Housing Committee to the WW Technical Review Committee, dated October 6, 2020

Chief Lynch's and the Affordable Housing Committee (AHC) memorandum were reviewed by Chairman O'Brien. In response to a concern by the AHC, Mr. Greene explained that windows are planned for the basements of the affordable units. It was a drafting error for their omission. All affordable units will be for-sale residences. Roof overhang will provide sufficient coverage at the entrance of these units.

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

NEWELL BENEDICT: Mr. Benedict said that his property backs up to the greenbelt that is adjacent to The Reserve. He asked about the path. Mr. Kruse responded that the County is requiring them to widen the road and add a sidewalk beyond the bridge and along the public right-a-way.

DAVID HOFFMAN, 42 San Marco Street: Mr. Hoffman did not agree with the woodchip pathway, in case someone with a wheelchair wants to use it. Mr. Hoffman also brought up there are only 14 parking spaces near the clubhouse and inquired about the reforestation plan.

ALISON MILLER, 41 Windsor Drive: Ms. Miller commented that it is unattractive, because there are no windows above the garage on the affordable units. Mr. Greene responded that there is a window with a film on it. Ms. Miller also asked about the electrical chargers that are being installed. Mr. Greene said there will be an option for the buyer to purchase wiring for a receptacle. Mr. Majewski clarified what would be provided.

DAVID HOFFMAN, 42 San Marco Street: Mr. Hoffman asked if there are patios. Mr. Greene said there is a patio option for the lower-level units.

There was no further comment from the public. Mr. Pankove made a motion to close the public hearing; seconded by Mr. Schectel. Passed by voice vote.

Mr. Hoberman made a motion to approve application PB21-02 subject to six submission waivers and conditions as cited by Counsel; seconded by Mr. Baig.

Roll Call:

Aye: Schectel, Pankove, Hoberman, Geevers, Baig, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Bahree, Appelget

Not Voting: None

The next Regular meeting is scheduled for December 15, 2021.

With no further business, Chairman O'Brien adjourned the meeting at 9:20 pm.

Respectfully submitted,

Cynthia Dziura  
Recording Secretary