

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
February 15, 2023

The Regular meeting of the Planning Board was called to order at 7:04 pm by Chairman Karp 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 February 8, 2023.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman, Class IV	
Curtis Hoberman, Vice-Chairman, Class IV	<u>ABSENT:</u> Sue Appelget, Class IV
Hemant Marathe, Mayor, Class I	Jyotika Bahree, Class II
Linda Geevers, Councilwoman, Class III	Pankaj Patel, Alt. #2
Anis Baig, Class IV	
Simon Pankove, Class IV	
Allen Schectel, Class IV	
Robert Loverro, Alt. #1	

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney, Law Offices of Gerald Muller, PC
David Novak, PP, Planner, Burgis & Associates
Ian Hill, PE, Engineering Consultant, Van Cleef Engineering
John Carey, PE, Traffic Engineer, Arora & Associates
Sean Walsh, PE, Environmental Consultant, Van Cleef Engineering
Dan Dobromilsky, LLA, Township Landscape Architect

MINUTES:

January 11, 2023
Mr. Pankove made a motion to approve the January 11, 2023 minutes, as amended with corrections made by Councilwoman Geevers; seconded by Mr. Schectel. Approved by voice vote.

The minutes will be amended by the Recording Secretary and the final version will be forwarded to the Administrative Secretary.

RESOLUTION:

PB 16-01	<u>19 Roszel Road, LLC</u>
2nd Amendment	Amended Final Site Plan
	19 Roszel Road
	Block 9, Lot 62

Attorney Muller gave a description of the resolution. He noted minor changes that he will incorporate into the resolution.

Mr. Pankove made a motion to approve Planning Board Resolution PB 16-01 2nd Amendment, as amended; seconded by Mr. Baig.

Roll Call:

Aye: Loverro, Pankove, Baig, Marathe, Hoberman, Karp

Nay: None

Recusals: Schectel, Geevers

Absent: Patel, Bahree, Appelget

LIAISON REPORTS

Environmental Commission – Given by Liaison Mr. Baig

At the February 9, 2023 Environmental Commission Meeting, they discussed activities for the West Windsor Environmental Demonstration Area at Community Park, which included the planting of red cedar trees along the skate park fence, additional wildflowers for the pollinator and rain gardens, and a new Girl Scout project to add an environmentally oriented Little Free Library in an outdoor sitting area with educational native pollinator plants. This year, the Commission will take part in the County-wide Green Fest presented by the Mercer County Sustainability Coalition by holding events in West Windsor such as participating in the April 29, 2023 Arbor Day event in Rogers Arboretum put on by the Shade Tree Commission. The Commission discussed solar lighting projects including signs and larger lights for street and park areas. The Commission reviewed member Anis Baig's report on the Draft Flood Ordinance that is required by the N.J. DEP as part of an update for FEMA flood insurance requirements. The Commission voted to support the report and its endorsement of the draft ordinance proposed by Engineering pending approval by the N.J. DEP. If approved by the N.J. DEP, the draft ordinance will go to Township Council.

Affordable Housing Committee – Liaison Bahree was absent. Being a member of the Affordable Housing Committee, Councilwoman Geevers gave the report. There was no January meeting, and the Committee met on February 2, 2023. Tom Calabria was elected Chair and Jean Jacobsohn was elected Vice-Chair. The Committee voted to approve the new meeting time of 7:00 pm. They would like the Mayor to fill the vacancies on the Committee as soon as possible. The Committee will be working with Attorney Muller and Consultant Frank Piazza on a proposed ordinance for recertification of very low-income tenants who receive a \$100 per month rent subsidy. It was agreed upon that the subsidy warrants certification.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chairman Karp opened the meeting for public comment on non-agenda and non-pending application items. There were no comments from the public.

APPLICATION:

PB22-06 **Trustees of Princeton University-Campus Operations Building**
Preliminary/Final Major Site Plan
SE Corner of Lower Harrison Street & Nursery Road

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Block 3, Lot 1.012
Property Zoned: E District
MLUL: 2/22/23

A preliminary and final major site plan application with associated design waivers, to construct a +/-5,753 SF campus operations building and related improvements such as a gravel parking area, and a gravel/reinforced turf access drive (the "Project"). This building will support the University's nursery operations and grounds maintenance. The Project also involves the removal of an existing gravel parking area and existing sheds. The Project site is located on the Princeton University Lake Campus, near the intersection of Nursery Road and Lower Harrison Street in West Windsor Township.

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

Christopher DeGrezia, of Drinker, Biddle & Reath, Attorney representing the applicant gave an overview of the project. Attorney Muller swore-in the applicants witnesses.

Mark Visente, LA, Architect, Project Manager, Princeton University
Devon Livi, Director Campus Grounds for Facilities Operations, Princeton University
Kristin Appleget, Assistant Vice-President, Office of Community and Regional Affairs, Princeton University
Andrew Smith, PE, Project Engineer, Langan Engineering

The Township's Planning Board Professionals were sworn-in by Attorney Muller. Reports were submitted as follows:

David Novak, PP, Planner, Burgis Associates, report dated February 7, 2023
Ian Hill, PE, Engineer, Van Cleef, presenting report dated February 7, 2023 by Francis Guzik
Sean Walsh, PE, Environmental Consultant, Van Cleef, presenting report dated
January 27, 2023 by Chris Jepson
John Carey, PE, Traffic Engineer, Arora and Associates, presenting report dated January 24, 2023 by
Quazi Masood
Dan Dobromilsky, LLA, Township Landscape Architect, report dated February 6, 2023
Tim Lynch, Chief, West Windsor Township Emergency Services (not present), report dated February 15, 2023

Chairman Karp opened the meeting for public comment on the application.

ERICA WORMTONEY, 43 Lower Harrison Street: Ms. Wormtoney thanked the applicant for planting the same number of trees they are removing, and thanked the applicant for the buffer along Harrison Street. She expressed concern over the groundwater, and asked to make sure both engineers are communicating. In regard to the projected Harrison Street realignment, she asked where the access to the Nursery would be to New/Lower Harrison Street. Attorney DeGrezia responded it was designed that the driveway entrance into the site would be extended to the road. Ms. Wormtoney also asked where the stormwater will go if the road is built. Attorney DeGrezia responded it would be continued under the road.

Mr. Pankove made a motion to close the public hearing; seconded by Mr. Schectel.

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Mr. Schectel made a motion to approve the application with design waivers and conditions as cited by Attorney Muller and discussed during the hearing; seconded by Mr. Pankove

Roll Call:

Aye: Loverro, Schectel, Pankove, Baig, Geevers, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Patel, Bahree, Appelget

Not Voting: None

ADJOURNMENT

With no further business, Chairman Karp adjourned the meeting at approximately 8:37 pm.

The next meeting of the Board is scheduled for March 1, 2023.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary