

**EAST WINDSOR TOWNSHIP PLANNING BOARD
MINUTES OF June 20, 2016**

The meeting of the East Windsor Township Planning Board was held on Monday, June 20, 2016, in the East Windsor Township Municipal Building, 16 Lanning Boulevard, East Windsor, New Jersey, 08520. Planning Board Chairperson Edward Kelley called the meeting to order at 7:32 p.m.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place, and agenda was mailed to the news media, posted on the Township bulletin board, and filed with the Municipal Clerk.

ROLL CALL

Members Present: Mr. Berman, Mr. Brady, Mr. Catana, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Shapiro, Mr. Theokas, Mr. Kelley

Members Absent: Mr. Clark

Professionals and Staff Present: Allison Quigley, Planning Board Secretary
Karen Cayci, Board Attorney
Elizabeth Lehney, Township Planner
A. Maxwell Peters, Township Engineer
Daniel Dobromilsky, Township Landscape Architect

REPORTS/CORRESPONDENCE/ANNOUNCEMENTS

Chairperson Kelley announced that National Night Out would be taking place on Tuesday, August 2 from 6 PM to 9 PM at the PAL fields on Airport Road.

Mayor Mironov announced that the East Windsor Township Independence Day Celebration would be taking place on Saturday July 2 at Etra Lake Park.

Chairperson Kelley announced that alternate member Mr. Theokas would be eligible to vote tonight as regular member Mr. Clark was absent this evening.

PUBLIC FORUM

Chairperson Kelley opened the meeting to the public. There being no public comment, the public forum was closed.

MINUTES

May 16, 2016

MOTION TO APPROVE MAY 2, 2016 MINUTES MADE BY: Mr. Berman

MOTION SECONDED BY: Mr. Theokas

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Shapiro, Mr. Theokas, Mr. Kelley

NAYES: None

ABSTAINS: Mr. Catana

RESOLUTIONS

RESOLUTION 2016-14 Gateway Twin Rivers LLC
159 Milford Road
Block 20.06, Lot 4
Preliminary and Final Site Plan with Variances

Robert Ridolfi, Esq. is representing the applicant tonight, Gateway Twin Rivers LLC. Mr. Ridolfi stated that the applicant presented their application for preliminary and final site plan approval with bulk variances and design waivers at the May 16, 2016 meeting. He stated that the application has been approved with several conditions, and the applicant had revised the site plans and resubmitted to the Board in early June. Mr. Ridolfi stated that the applicant has addressed the landscaping issues on the revised plans and they have also provided cross sections of the landscaping buffers along Milford Road, a revised banked parking plan, and a detailed materials board with materials and colors for the building façade.

Mr. Ridolfi stated that he has three witnesses present tonight. Julia Algeo of Maser Consulting, project engineer, is present tonight to address the revised site plan and the revised banked parking proposal. Raymond Liotta of Maser Consulting, project landscape architect, is present to review the landscaping cross sections and the revised landscaping and lighting plans. Andrew Mele of Trammell Crow, principal of the property, is present to discuss the materials board.

Chairperson Kelley asked Karen Cayci, Board Attorney, to swear in the Board's professionals: Elizabeth Lehney, Township Planner; A. Maxwell Peters, Township Engineer; and Daniel Dobromilsky, Township Landscape Architect. Ms. Cayci swore the professionals in.

Mr. Ridolfi introduced the project engineer Julia Algeo of Maser Consulting as the next witness. Mr. Ridolfi stated that Ms. Algeo has been previously sworn in before the Board for this application. Ms. Cayci swore in Ms. Algeo.

Mr. Ridolfi asked Ms. Algeo to go over the changes made to the site plans. Ms. Algeo referred to previously entered Exhibit A-2, titled "Close Up of Site Plan" dated May 16, 2016. Ms. Algeo entered into evidence Exhibit A-6 titled "Landscaping Plan", dated June 20, 2016. Ms. Algeo stated that the pedestrian sidewalk along Milford Road was shifted closer to the right of way line to accommodate additional landscaping and a walk way was added from the sidewalk to each main entrance. She stated that two picnic tables and two benches were added outside each office area, as well as a bike rack. Ms. Algeo stated that a note was added to the plan that the optional chain

link fence would be entirely black. A note was also added indicating that there would be no parking along Milford Road.

Ms. Algeo stated that the applicant increased the banked parking spaces from 118 stalls to 133 stalls and changed the location from the frontage along Milford Road to the east portion of parking furthest away from the building. Mayor Mironov asked Ms. Algeo why the banked parking was increased. Ms. Algeo stated that it was done under consultation with the applicant after discussion at the last hearing regarding the potential to increase the banked parking.

Mr. Ridolfi introduced the principal of the property, Andrew Mele of Trammel Crow. Mr. Ridolfi stated that Mr. Mele had been sworn in previously in conjunction with this application. Ms. Cayci swore in Mr. Mele.

Mr. Mele stated that at the last hearing there was some discussion that the proposed parking for this type of facility was rather high and that there was some flexibility to land bank some more spaces. Mr. Mele stated that they relocated the location of the banked parking to the area furthest away from the building. Mayor Mironov stated that wasn't an issue discussed expressly at the previous hearing. Mr. Ridolfi stated that they opted to construct the parking closest to the office areas and bank the spaces furthest away from the building. Mayor Mironov stated that the layout makes sense for the building.

Chairperson Kelley asked if the bicycle racks would be a wave shape. Mr. Mele stated that they would be. Chairperson Kelley stated that the Township just recently had a Pedestrian and Bicycle Study and that the study recommended inverted A or loop designs for bicycle racks as opposed to the wave design. Mr. Dobromilsky agreed with Chairperson Kelley and stated that those shapes are preferred as they allow the bike to be locked in two locations. Mr. Ridolfi stated that they have no issue making that change.

Chairperson Kelley suggested that the applicant return to the Board with the revised banked parking proposal when they have secured a tenant and return to present signage and security lighting details. Mayor Mironov stated that was good idea, as without a tenant secured the banked parking proposal is based on estimates. Mr. Ridolfi stated that the applicant would do that.

Mr. Ridolfi introduced the project landscape architect, Raymond Liotta of Maser Consulting. Mr. Liotta stated that he has been a licensed landscape architect in New Jersey since 1985 and has testified as a professional witness in over 100 municipalities. Chairperson Kelley accepted Mr. Liotta's credentials. Ms. Cayci swore in Mr. Liotta.

Mr. Liotta stated that he was not present at the first hearing, but he went over all of the testimony and notes from the meeting and he prepared the revised landscaping and lighting plans that had been submitted. Mr. Liotta stated that the lighting plan had been revised to meet the ordinance requirement of a maximum site average of 1 foot candle. He stated that they accomplished that by reducing lighting along the exterior truck routes and by using lower wattage options throughout the site.

Mr. Liotta entered into evidence Exhibit A-6 titled "Revised Landscaping Plan," dated June 20, 2016. Mr. Liotta stated that decorative gravel and additional plantings were added along the front side of the building in between the building and the sidewalk. He stated that the additional hedge rows would assist in breaking up the appearance of the façade. He stated that the hedge row along the parking lot had been made tighter to provide immediate and more substantial buffering along Milford Road.

Mr. Liotta stated that nine trees were added near the northern parking lot to comply with the ordinance requirements. The species of trees were also modified to more shade and wider spreading trees to increase the appearance of the landscaping. Mr. Liotta stated that additional trees were also added along the rear retention basin to comply with the ordinance requirements. The caliper of various trees around the building were increased in size to 4.5 inch caliper to meet the ordinance requirements.

Mr. Liotta stated that additional trees were added to the southern buffer to comply with the ordinance requirements. He stated that there is a drainage easement along the northern buffer, so plantings will be installed in that area subject to any limitations in the easement document.

Mr. Liotta stated that the applicant prepared a series of cross sections as requested by the Board at the previous hearing to illustrate the buffer along Milford Road at installation and at a 10 year growth rate.

Mr. Liotta entered into evidence Exhibit A-7 titled "Landscaping Cross Section A," dated June 20, 2016. Mr. Liotta stated that there are three cross sections. Cross Section A runs along the center of the building. Cross Section B is to the northern side of the property. Cross Section C runs through the northern parking lot. Mr. Liotta stated that at installation the landscaping will do a good job screening the parking lot and building from view from Milford Road. Mr. Liotta stated that within ten years the landscaping will be very dense and will offer a very nice aesthetic.

Mr. Liotta entered into evidence Exhibit A-8 titled "Landscaping Cross Section B," dated June 20, 2016. Mr. Liotta entered into evidence Exhibit A-9 titled "Landscaping Cross Section C," dated June 20, 2016.

Mr. Schmidlin asked if Cross Section A was an accurate representation of the entire landscape buffer to the south of Cross Section B. Mr. Liotta stated that they were essentially the same. Mr. Theokas stated that the applicant is still proposing a low grade ditch along the landscape buffers but had increased the density of vegetation in the buffer in lieu of a berm. Mr. Dobromilsky stated that was correct. Mayor Mironov asked Mr. Dobromilsky if the proposed landscaping would provide a substantial buffer for the site. Mr. Dobromilsky stated that the buffer would be adequate to properly buffer the site and stated that he thought it would look very nice, although it is different than what the Board typically requests.

Mr. Ridolfi asked Mr. Mele to present the materials board to the Board. Mr. Mele entered into evidence Exhibit A-10 titled "Material Samples," dated June 20, 2016. Mr. Mele stated that the building would be painted concrete and would use two colors and a possible third accent color. They are looking to use neutral warm tones throughout the site and textured concrete panels for

depth. Mr. Ridolfi stated that the draft resolution he reviewed described the colors as yellow, but he would suggest using the term “natural” to offer the applicant a bit more flexibility in terms of colors. Mayor Mironov thanked Mr. Ridolfi for the clarification.

Chairperson Kelley stated that the applicant should come back to the Board with the proposed banked parking plan, security lighting details and proposed signage once they have secured a tenant. Mayor Mironov asked Mr. Mele when they anticipated to start construction. Mr. Mele stated that they hope to start as soon as possible, but they are still waiting on some outside agency approvals first.

Mayor Mironov stated that there are several changes to the resolution that need to be made and testimony from tonight’s hearing would have to be added.

MOTION TO APPROVE RESOLUTION 2016-14 WITH CHANGES MADE BY: Mr. Berman

MOTION SECONDED BY: Mr. Schmidlin

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Shapiro, Mr. Theokas, Mr. Kelley

NAYES: None

ABSTAINS: Mr. Catana

APPLICATIONS

EWT File #PB04-009

Regency Woods

Wyckoff Mills Road and Probasco Road

Block 1, Lot 13

Request for Extension of Approval

Henry Kent-Smith, Esq. of Fox Rothschild LLP is representing the applicant Regency Woods at East Windsor this evening. Mr. Kent-Smith stated that they are requesting an extension of approval for the Regency Woods project located at the intersection of Wyckoff Mills Road and Probasco Road.

Mr. Kent-Smith started with a history of the project. He stated that the original project was for an age restricted active adult community development that received preliminary site plan approval and was memorialized by Resolution 2004-23, dated September 13, 2004. The following year in 2005 the applicant returned to the Planning Board and received final site plan approval and was memorialized by Resolution 2005-27, dated December 5, 2005. In 2006, the applicant returned to the Planning Board for a waiver of site plan request for some modifications to the club house and other aspects of the project. The applicant received approval for the waiver of site plan request and the approval was memorialized by Resolution 2006-17, dated October 16, 2006. Mr. Kent-Smith stated that around this time the housing market collapsed and the project went on hold. The applicant then returned to the Planning Board to request a conversion from age restricted housing to non-age restricted housing and received approval and was memorialized by Resolution 2012-

11, dated July 2, 2012. The applicant most recently returned to the Planning Board in the fall of 2015 for a waiver of site plan request to modify the landscaping plan to accommodate an easement for JCP&L and a new power transmission line. The waiver of site plan request was approved and memorialized by Resolution 2015-14, dated November 23, 2015.

Mr. Kent-Smith stated that the Board is probably already aware that the Permit Extension Act is expiring at the end of June this year. He stated that the applicant has decided to request an extension of the active adult community approval as they believe the demographics are more favorable in the area and that is a good project under the original approval. He stated that it is their intention to hopefully receive extensions of approvals for all of their approvals except for Resolution 2012-11 that granted the conversion to non-age restricted housing. He stated that they are in a position where they are very close to being able to start on the project and that the extension of approval would allow them to extend their approvals with all other outside agencies.

Mr. Catana asked Mr. Kent-Smith if the applicant would have to return to the Board to present the already approved modifications and waivers of site plan again. Mr. Kent-Smith stated that if the board chooses to grant an extension of approval for all of their previous approvals, they would not need to. Chairperson Kelley stated that they are looking to extend the approval on all of the resolutions, except for the Resolution 2012-11, which granted them the approval to convert the project to a non-age restricted housing development.

Chairperson Kelley opened the meeting to the public. There being no public comment, the public forum was closed.

MOTION TO APPROVE APPLICATION MADE BY: Mr. Catana

MOTION SECONDED BY: Mr. Theokas

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Catana, Mayor Mironov, Ms. Patel, Mr. Schmidlin, Mr. Shapiro, Mr. Kelley

NAYES: None

ABSTAINS: None

ADJOURNMENT OF MEETING

There being no further business, the meeting was adjourned.

CERTIFICATION OF SECRETARY

I, undersigned, do hereby certify;

That I am the Planning Board Secretary of the Township of East Windsor Planning Board and that the foregoing minutes of the Planning Board, held on June 20, 2016, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of said Planning Board
this 1st day of August, 2016.

Allison Quigley, Board Administrative Secretary
East Windsor Township