

**EAST WINDSOR TOWNSHIP PLANNING BOARD
MINUTES OF April 9, 2018**

The meeting of the East Windsor Township Planning Board was held on Monday, April 9, 2018, 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 7:40 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. Brand, Mr. Catana, Mr. Clark, Mayor Mironov, Mr. Schmidlin, Mr. Shapiro, Mr. Kelley

Members Absent: Ms. Patel

Professionals and Staff Present: Allison Quigley, Planning Board Secretary
Jolanta Maziarz, Board Attorney
Joseph Burgis, Township Planner
A. Maxwell Peters, Township Engineer
Daniel Dobromilsky, Township Landscape Architect

REPORTS/CORRESPONDENCE/ANNOUNCEMENTS

Chairperson Kelley stated that information regarding the New Jersey Planning Officials' training sessions for 2018 were in everyone's packets. Chairperson Kelley also stated that everyone must file their Financial Disclosure Statements by Monday, April 30.

PUBLIC FORUM

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

MINUTES

March 12, 2018

MOTION TO APPROVE MARCH 12, 2018 MINUTES MADE BY: Mr. Schmidlin

MOTION SECONDED BY: Mr. Catana

ROLL CALL

AYES: Mr. Berman, Mr. Brand, Mr. Catana, Mr. Clark, Mayor Mironov, Mr. Schmidlin,
Mr. Shapiro, Mr. Kelley

NAYES: None

ABSTAIN: None

RESOLUTIONS

RESOLUTION 2018-11 Windsor Castle Associates
226 Dorchester Drive
Block 87, Lot 11
Preliminary and Final Site Plan

Chairperson Kelley asked Jolanta Maziarz, Board Attorney, to swear in the Board's professionals: Joseph Burgis, Township Planner, Daniel Dobromilsky, Township Landscape Architect, and A. Maxwell Peters, Township Engineer. Ms. Maziarz swore the professionals in.

Ken Pape of Heilbrunn Pape is representing the applicant, Windsor Castle Associates, this evening. Mr. Pape stated that at their previous hearing on January 22nd, the Board has asked the applicant to return and present two exhibits that were generated based on the Board's comments. Mr. Pape introduced his witness, project engineer Kurt Otto of Maser Consulting. Mr. Pape stated that Mr. Otto was accepted as a professional witness and sworn in front of the Board at the December 4, 2017 hearing and the January 22, 2018 hearing on this matter. Chairperson Kelley accepted Mr. Otto's credentials.

Mr. Otto stated that in January the applicant had testified that they would review the proposed parking plan to see if there were any opportunities to bank parking in order to preserve green space on site. Mr. Otto stated that they initially proposed 477 parking stalls in total on site. Mr. Otto stated that the applicant submitted plans prior to this meeting proposing 33 banked parking stalls in from of Buildings K, L, H, and G. He presented Sheet 4 of 14 of the submitted engineering plans, last revised January 25, 2018. He stated that these spaces were toward the rear of the site where parking is not in high demand. With the banked parking proposal, they would have 444 parking stalls constructed on site, with a ratio of 1.79 parking stalls per unit.

Mr. Otto presented Sheet 7 of 14 of the submitted engineering plans, last revised January 25, 2018. He stated that the Board had requested a formal landscaping plan be submitted at the last hearing, because the applicant had previously submitted exhibits showing the proposed landscaping but no plans were submitted. Mr. Otto stated that this landscaping plan matches previous testimony and previously entered exhibits. Additional plantings were added at the ends of new Buildings N, O, and P, as well as throughout the parking areas. The planting schedule was also updated. Plantings were also added by the entrances of Buildings P and O, the new clubhouse building, and existing Building M. Mr. Otto stated that, as per previous testimony, a note was added to the landscaping plans that eight trees that were to be removed due to construction would be replaced throughout the parking areas. He stated that a note on the plans also indicates that if any other trees are disturbed due to construction they will also be replaced.

Mr. Pape stated that a condition of the banked parking proposal would be that if at any time the Township determines the banked parking should be constructed, the applicant will do so. He also stated that the applicant recognizes that during construction in the field there may be participation by the Township and its professionals in determining where additional replacement trees will be planted. Chairperson Kelley asked Mr. Dobromilsky for his comments. Mr. Dobromilsky stated

that the plans submitted are consistent with previous hearings and what the Board had requested. Mr. Berman asked if the trees to be removed would be replaced with trees of similar size. Mr. Otto stated that they will be replaced in kind but they are proposing 12 feet high replacement trees.

Mr. Snieckus asked Mr. Otto is any lighting would have to be modified in response to the land banked parking proposal. Mr. Otto stated that was not necessary as parking already existing in those areas. Chairperson Kelley asked Mr. Pape if the applicant had started their recycling program on site and Mr. Pape indicated that they had at the beginning of the year.

Ms. Maziarz stated that the resolution needed to be updated to reflect tonight's testimony. She stated that on page eleven, condition one should be removed and a new condition should be added confirming that if any additional trees are removed during construction they would be replaced as testified by the applicant this evening. She also stated that condition four should be removed and replaced with a condition stating that at any time the Township determines that the banked parking needs to be constructed, the applicant would comply. Mayor Mironov agreed with those changes. Ms. Maziarz stated that Mr. Pape had a comment on page one, in the third paragraph, and requested that the storage building be listed as part of the site improvements.

Mayor Mironov stated that on first page, the last paragraph should be more specific. She stated that if the project is approved it would be a part of the Township's Housing Plan and would be done at the sole option of the Township at the discretion of the governing body. She stated that on page twelve, condition number sixteen regarding the applicant's contribution to Township's housing trust fund, it should be pointed out that the condition does state "if applicable" and added that while this decision would be made during the developer's agreement, it probably won't be applicable due to the inclusionary housing on site.

Chairperson Kelley asked Ms. Maziarz if the property was sold if the approvals and conditions regarding banked parking and affordable housing would stay with the property. Ms. Maziarz stated that was correct, that the approval would run with the land.

MOTION TO APPROVE THE RESOLUTION MADE BY: Mr. Clark

MOTION SECONDED BY: Mr. Catana

ROLL CALL

AYES: Mr. Berman, Mr. Catana, Mr. Clark, Mayor Mironov, Mr. Schmidlin, Mr. Shapiro,
Mr. Kelley

NAYES: None

ABSTAIN: None

RESOLUTION 2018-12 Target Corporation
70 Princeton Hightstown Road
Block 6.07, Lot 14.04
Waiver of Site Plan Request

Mayor Mironov stated that since their last hearing questions have come up between the Board and the Construction Department regarding this project. She stated that Target is well aware of these questions but they have not gotten back to the Township as of yet, so she would suggest holding the resolution until the information had been provided. Chairperson Kelley agreed.

RESOLUTION 2018-13 269 Wyckoff Mills Road EW3 LLC
269 Wyckoff Mills Road
Block 12, Lot 2
Preliminary and Final Site Plan

Ms. Maziarz stated that the applicant's attorney had provided a number of comments on the resolution and that she wanted to go through them for the Board. She stated that she did review the site plans while going through their changes as well.

On page one, third paragraph, the applicant requested that the square footage of the project be corrected from *120,329 square feet* to *120,326* square feet. On page two, there were typographical errors corrected in the first and fourth paragraphs. On page three, the square footage in the fourth paragraph was also corrected to *120,329 square feet*. In the same paragraph, the applicant requested the number of parking stalls be corrected from *54 parking stalls* to *52 parking stalls*. Ms. Maziarz stated that after reviewing the plans, both of these changes were in accordance with the plans. On page four, the last line in the first paragraph had a grammatical error and the word *is* was removed to correct that. On page five, second paragraph, the square footage was also corrected to *120,329 square feet*. On page six, first paragraph, the applicant's engineer asked to clarify the location of the reflective delineators by adding the wording *along the site access driveway* to the end of the sentence. Ms. Maziarz stated that was consistent with the site plans. On the same page, second paragraph, the applicant requested to change the sentence structure of the third sentence to read "*The parking lot will be paved with porous pavement. Runoff water will be conveyed into the underground basins for infiltration.*" Ms. Maziarz stated that those comments were in accordance with the plans and did not see an issue with that change. On page seven, fourth paragraph, the applicant requested to change *required* to *encourages* in the first sentence. Ms. Maziarz stated that this is regarding the use of native species in the redevelopment plan and she believed that the plan required the use of native species. She asked the Board if they would like to implement the change. Chairperson Kelley asked Mr. Dobromilsky for his comments. He stated that he would think *encourages* is appropriate there, as the applicant is only proposing 91% of all plantings will be native species. Ms. Maziarz stated that the change would be made then.

On page eight, third paragraph, the applicant requested that the *five pole mounted light fixtures* referenced be corrected to *3 wall mounted fixtures*. Ms. Maziarz stated however that after reviewing the plans, the applicant is proposing five wall mounted lighting fixtures. Further along in the same paragraph, the applicant requested to change the overall average site illumination level from *0.7* to *0.9* foot candles. Ms. Maziarz stated that was not consistent with the plans, which indicate an average site illumination level of 0.7 foot candles. The applicant also requested that the testimony be corrected to reflect that the lighting levels in the paved will be 1.1 foot candles with a maximum of 9.3 foot candles. Ms. Maziarz stated that the record and her notes did not reflect those comments. She stated after reviewing the plans it appears the maximum lighting intensity in the paved areas is 3.3 foot candles.

On page nine, first paragraph, the applicant is requesting the traffic engineer's testimony be changed to reflect 18 trips generated by the site in the AM peak hour. Ms. Maziarz stated that the record and her notes did not reflect that and stated that she believed the resolution should remain as is, unless the Board disagrees. Chairperson Kelley agreed that it should remain. The applicant also requested the testimony be changed to reflect that during the PM peak hour the site would generate 6 trips in and 13 out of the site. They are also requesting to remove the entirety of the next sentence, where their traffic engineer Mr. Aiello stated that about 20% of trips would be larger trucks which equates to three trucks in the AM peak hour and four trucks in the PM peak hour. Ms. Maziarz stated that he did testify to that on the record, however. Ms. Maziarz stated that if the Board is inclined, the testimony will remain as it is and as it is reflected on the record.

On page 10, first paragraph, the applicant requested the reference to delays be removed and instead be replaced by volumes. Chairperson Kelley asked Mr. Peters for his comments. Mr. Peters stated that he recalled their testimony specifically stated that the traffic delays would have a small increase. Ms. Maziarz stated that it would remain as delay. In the next paragraph, the block and lot of the adjacent site was corrected from *Block 12, Lot 3* to *Block 16.01, Lot 1*.

Ms. Maziarz stated that the Chairman had made a comment to add a condition on page eleven that states that any trucks exiting the property would be prohibited from making a right hand turn onto Wyckoff Mills Road and the applicant should post a sign warning drivers of the prohibition.

Mr. Catana asked Ms. Maziarz how the Township could enforce trip numbers to and from the site. Ms. Maziarz stated that while it is an enforcement issue, it is important to get it correct in the resolution based on the testimony provided in order to establish a basis for enforcement if necessary. Chairperson Kelley asked Ms. Maziarz if the applicant would have to return to the Board if they had any issues with resolution after approval. Ms. Maziarz stated that if they wanted to change anything in the resolution, the applicant would be required to return to the Board.

MOTION TO APPROVE THE RESOLUTION WITH CHANGES MADE BY: Mr. Catana

MOTION SECONDED BY: Mr. Schmidlin

ROLL CALL

AYES: Mr. Catana, Mayor Mironov, Mr. Schmidlin, Mr. Shapiro, Mr. Kelley

NAYES: None

ABSTAIN: None

DISCUSSION ITEMS

1. **EWT File # PB17-001**
One Mile Storage LLC
79 One Mile Road
Block 5.01, Lot 11

Chairperson Kelley asked Jolanta Maziarz, Board Attorney, to swear in the Board's professionals: Joseph Burgis, Township Planner, Daniel Dobromilsky, Township Landscape Architect, and A. Maxwell Peters, Township Engineer. Ms. Maziarz swore the professionals in.

William Mehr, Esq. of Mehr, LaFrance, & Williams is representing One Mile Storage LLC, the contract purchaser of the subject property located at 79 One Mile Road, also known as Block 5.01, Lot 11. Mr. Mehr stated that applicant has returned to the Planning Board to discuss the applicant's contribution to the transportation improvement fund. He stated that after approvals were received from the Planning Board last year, the project was assessed and the applicant was asked to provide \$135,366.00 to the Township's transportation improvement fund. He stated that they have since submitted a letter from the applicant's traffic engineer indicating what kind of traffic could be expected from this smaller self-storage use development versus what was provided for in the Township ordinances, the closest use being manufacturing and warehousing. He stated that manufacturing and warehouse uses tend to generate heavy tractor trailer truck traffic, whereas this development would not have that type of impact.

Mr. Mehr stated that the letter provided to the Board from the applicant's traffic engineer compared the two uses in terms of traffic generation and impact and made a proposal in lieu of the initial assessment for a contribution of \$41,145.00. Mr. Mehr stated that they are before the Board tonight to further discuss this.

Mr. Mehr introduced his witness, project traffic engineer Scott Kennel of McDonough and Rea Associates. Mr. Mehr stated that while Mr. Kennel was not the traffic expert that appeared before the Board during the initial application, he is filling in for his partner John Rea, who was the one who previously appeared before the Board. Ms. Maziarz swore in Mr. Kennel. Mr. Kennel stated that he is a principal at his firm along with John Rea and that he has appeared before this Board as a traffic expert on other applications many times. He stated that he has over 35 years of experience as a traffic engineer and that he has worked on over 500 site plan applications. Chairperson Kelley accepted his credentials.

Mr. Mehr asked Mr. Kennel if he prepared the initial letter dated August 18, 2017 on this matter. Mr. Kennel stated that was correct. Mr. Mehr stated that Mr. Kennel has since updated his report and that they brought copies with them this evening to present to the Board. Ms. Maziarz stated that the report should be marked as an exhibit, as it was not previously submitted before tonight. Mr. Mehr marked the report prepared by Mr. Kennel as Exhibit A-1, dated April 6, 2018.

Mr. Kennel stated that since his previous report, the Institute of Traffic Engineers updated their traffic generation and trip manual in August 2017. He stated that trip rates for all different uses were updated in this new version, so his report was updated to reflect that new information. He stated that this document by the Institute of Traffic Engineers is accepted by the New Jersey Department of Transportation and Mercer County for projecting traffic generation for a variety of uses. Mr. Kennel stated that based on those standards, a self-storage facility of this size, roughly 77,000 square feet would generate about 8 trips in the AM peak hour, with 5 trips into the site and 3 trips out of the site, and 13 trips in the PM peak hour, with 6 trips into the site and 7 trips out of the site. He stated that these numbers are slightly lower than in his previous report. He stated that trip generation figures were also lowered for warehouse uses, so they were also updated in his report.

Mr. Kennel stated that during the initial traffic study that was presented when the application appeared before the Board for approval, they found that the site access driveway along One Mile Road would operate at a level of service B in the AM peak hour and a level of service C in the PM peak hour. Mr. Kennel stated that the impact of this site on the adjacent roadways and intersections would be de minimus. Mr. Kennel stated that the letter prepared by Mr. Peters dated July 26, 2017 containing his initial calculations for the applicant's transportation improvement fund contribution, the project was considered as a warehouse use because self-storage is listed in the Township ordinances. Mr. Kennel stated that as presented tonight, the self-storage use would generate about 29% of the traffic a warehouse use would and would be predominantly passenger vehicles and smaller trucks, not tractor trailers that are often generated by warehouses. Mr. Kennel stated that he applied that 29% figure to the fee scheduled that was applied in Mr. Peters' letter and calculated what he believes is a fair contribution of \$41,145.00. The assessment includes \$2,660 for the 1,000 square feet of office space and a new calculation of \$38,485 for the 76,268 square feet of self-storage space.

Mayor Mironov stated that because the Board just received Mr. Kennel's revised report, they may need additional time for review. She stated that she did understand the potential distinction between the two categories based on the intensity of the use and the nature of the vehicles, but that she would be inclined to include a buffer to make up for the fact that this category is not in the Township's ordinance and that the most recent report was only received this evening by the Board. She stated that the office space assessment would remain as \$2,660 but she would like to increase the self-storage space assessment by 150%, for a total contribution of \$60,387.50. Mr. Mehr stated they would accept that. Chairperson Kelley asked if there were any comments. Mr. Brand stated that he thought that was appropriate.

Mayor Mironov stated that ultimately this matter would be sent to the Governing Body as this will have to be incorporated into the Developer's Agreement. She stated that she would ask for a letter to be sent to the governing body outlining tonight's decision. Chairperson Kelley agreed, and asked that the applicant also provide a letter accepting this decision that could be attached to the Board's memorandum as well. Mr. Mehr stated that he would provide a letter.

2. Concept Plan Presentation

64 North Main Street
Block 11.01, Lot 5

Leonard Coates of Turp, Coates, Driggers, and White is present tonight to introduce a new project to the Board on 164 North Main Street, Block 11.01, Lot 5. Mr. Coates stated that the owner of the property is the Zaitz Trust and is currently zoned Research Office. The property is subject to a memorandum of understanding between the Township and Benjamin Zaitz of the Zaitz Trust and Blackpoint Group, a developer represented by Anthony Mazzucca. Mr. Coates stated for the record that while the memorandum of understanding estimates the site acreage as 36 acres, a survey conducted by Partner Engineering on September 13, 2017 found the site to be 28.397 acres. Mayor Mironov indicated that she was aware of that.

Mr. Coates stated that the memorandum of understanding provides for a development with up to 411 rental units on site. 295 units would be family rental units, with 230 units being market rate and 65 would be affordable housing units for very low, low, and moderate qualified occupants. There would also be 116 senior market rate units. In lieu of providing the required 15% of those units set aside for affordable housing, it was negotiated that the applicant would provide \$55,000 per affordable unit. With 18 units

being required, a payment of \$990,000 to the Township's affordable housing trust fund was negotiated and agreed upon by the parties involved.

Mr. Coates introduced his witness, project architect Robert Koch of Fugleburg Koch. Mayor Mironov asked Mr. Koch where he is based. Mr. Coates stated that Mr. Koch is based in Florida. Mayor Mironov asked if Mr. Koch would be the architect on the project. Mr. Coates stated that is anticipated. Mr. Coates introduced his next witness, project developer Anthony Mazzucca of The Blackpoint Group. Mr. Coates stated that Mr. Mazzucca has worked on a number of projects in the Township, including the East Windsor Village shopping center.

Chairperson Kelley asked Jolanta Maziarz, Board Attorney, to swear in the Board's professionals: Joseph Burgis, Township Planner, Daniel Dobromilsky, Township Landscape Architect, and A. Maxwell Peters, Township Engineer. Ms. Maziarz swore the professionals in.

Ms. Maziarz swore in Mr. Koch. Mr. Coates stated that they submitted materials from The Blackpoint Group dated February 23, 2018. These materials will be referred to by Mr. Koch. Mr. Koch stated that he is an architect and his firm is located in Orlando, Florida. He stated that his firm centers on housing and hospitality projects. To date, they have completed over 250,000 units nationwide. The firm is licensed in 39 states and Mr., Koch is personally licensed in 16 states. Mr. Koch stated that he graduated from the University of Florida. Mayor Mironov asked Mr. Koch if he had testified in New Jersey before. Mr. Koch stated that he had not. Mayor Mironov asked Mr. Koch how he got involved with this project. Mr. Koch stated that he has a working history with Mr. Mazzucca that has spanned many years and they have worked together on multifamily projects in the past. He added that he is a licensed architect in New Jersey. Mayor Mironov asked Mr. Koch how long he had been licensed in New Jersey. Mr. Koch stated that he had been licensed for about 15 to 20 years. Chairperson Kelley accepted his credentials.

Mr. Koch stated that he was given the challenge by Mr. Mazzucca to develop a heterogeneous site of housing that would touch on multiple different levels in the housing segment, including an affordable housing component. He stated that part of this design includes market rate class A rental housing which typically serves age groups between 24 years and 45 years. There is also a senior housing component on site serving those over 55 years old. Mr. Koch stated that this community would serve a broad population in an inclusionary fashion. The senior housing by necessity would be isolated in a separate building on the site but the affordable housing units and market rate units would be interwove throughout the community.

Mr. Koch stated that the site borders Route 133 to the north. There is also industrial zoned land and residential zone land adjacent to the site. He stated that the site is characterized as a general pasture of open land with a tree line that follows the boundary between the site and adjacent multifamily housing project. The site is accessed from Town Center Road. He stated that another point of potential access is just north of the retention pond along Main Street and south of the opposing retention pond that serves the highway. He stated that this access was at the most logical point between these two features and that projects of this magnitude require two access points for emergency access. Mr. Koch stated that there is a substantial pocket of wetlands on the site that currently has standing water. This is the result of an impounded drainage line that drains under the road that hasn't been cleared in some time. He stated that there are natural low points on the site, one by the existing retention pond and the other along Cranbury Road on the other side of the

site. Mr. Koch stated that these natural low points because logical destinations for the storm water management and drainage facilities.

Mr. Koch stated that the site concept calls for an arterial road to be a collector road and to be serviced by an amenity in the center which is part of the lifestyle package that is available to all residents on both sides of the center road. He stated that there would also be an interior amenity center or lifestyle package located in the senior housing that would be age targeted for the consumer. Mr. Koch stated that parking was located along the site boundaries, as is typically done in similar properties. This allows for residential units on the campus to intercommunicate by foot without having to cross parking lots. Mr. Koch stated that only one parking lot crossing is required to connect any unit in the campus to any other area. Mr. Koch stated that there are a series of suggested floorplans in the submitted materials that are being used to frame the foundations of the buildings throughout the campus. He stated that both building types will be three stories tall but the primary distinction for the senior house is that it is designed as a single entry building. Once a tenant is inside all units are connected internally to a closed corridor. Mr. Koch stated that this design was generally preferred for senior house. He stated that they also met the parking requirement of a 2 to 1 ratio, offering two stalls per unit on site.

Mr. Koch stated that market rate units and affordable housing units would be grouped into buildings or either 22 or 32 units per building. All of the buildings will be three story structures. These buildings will also feature interior corridors instead of exterior access units. The building will also have tuck under garages. The garages will be on grade with the parking lot sides and will have direct back access through an interior hallway system so tenants who choose to rent a garage unit can access the unit from inside the building. Mr. Koch stated that most of the site parking demand is accommodated for by surface parking and they are providing a parking ratio of 2 stalls per unit. There is a select number of garages for rent as well according to market demands. Mr. Koch stated that the submission includes elevations for the both the senior housing building and the multifamily housing buildings. They will be traditional style with brick and siding, based on neighboring communities that were used as a template. There is also a series of colors that have been included in the materials for consideration by the Board. Mr. Koch stated that he would suggest that the brick and color palette not be monolithic throughout the campus in order to provide variation and visual interest throughout.

Mr. Coates reiterated that the affordable housing units will be integrated with the market rate units. Mr. Koch stated that they have not made any decisions as how many units would be single bedroom versus two or three bedroom. He stated that when the applicant moves forward in applying to the Board they will apply revised market studies to make those determinations.

Mayor Mironov stated that she would like more details regarding the senior housing building in terms of appearance and what the building would look like from the adjacent roadway. She stated that based on the building elevation provided, it doesn't look well. She stated that she would also like clarification regarding the parking demand, the lifestyle amenities, and how the building would be accessed by tenants. She stated that while the applicant doesn't need to answer those questions right away, she thought to bring these questions forward for any other questions or comments by other Board members.

Mr. Koch stated that an elevation for the senior housing building was provided in the submitted materials. He stated that the elevation depicts a white cut through to illustrate one of the wings of the building. He stated that the views on either side of the building would be symmetrical. He stated that they also provided schematic floorplans showing all entrances and exits for the building.

Mr. Catana stated that it seemed to be a lot of paved areas on site and a lot of parking. Mr. Koch stated that the parking analysis study suggested a 2 to 1 ratio was acceptable in the community. He stated that they wanted to disperse it evenly throughout the site so each building had ample parking to meet their demands in close proximity. Mr. Catana asked how many parking stalls are available in the garages. Mr. Koch stated that a 22 unit building would have six garages. Mr. Catana stated that earlier tonight the Board approved a parking plan with a 1.75 ratio for a similar use. Mayor Mironov agreed with Mr. Catana and stated that while it is important to try and relate the parking to the different entryways and buildings, it did not appear that there was a plan in this submission. Mr. Koch stated that they created the plan with a 2 to 1 parking ratio because that is what he understood to be the regulatory standard for the community. He stated that if the Board would accept a lower ratio, they could certainly do that.

Mr. Catana stated that he had concerns regarding the buffering between the property and the adjacent properties. Mayor Mironov stated that she agreed and that the applicant hadn't provided any indication of what the site would look like from the adjacent roadway. Mr. Berman stated that he would be concerned about the noise coming from Route 133. Mr. Koch stated that the parking on site was placed along the property boundaries as a separation device from the highway. He stated that overall the units would be 150 feet away from the highway. The building faces that are oriented toward the highway would have sound insulation to make those units comfortable as well.

Mayor Mironov stated that there is a dearth of detail in general regarding the senior housing building that makes it difficult to determine the overall visuals of the site and feasibility. She asked Mr. Koch if there would be any variation in the elevations for the multifamily buildings. Mr. Koch stated that they haven't developed working drawings yet for the elevations but when the time comes it is their intent to provide variation, either through color or details such as balconies or sun rooms. Mr. Koch added that the development of the design could be discussed during later meetings when they start the process to obtain their approvals with the Township to make sure they are aligning with the Township's objectives. Mayor Mironov stated that typically the Board receives more details for conceptual plans, including elevations and ideas to give the board a sense of the entire project. She stated that the Township will have to develop an ordinance based on these materials so this was particularly important to have the details provided. She stated that she understands some details await engineering input but she expected more details at this point in time.

Mr. Coates asked for Mr. Mazzucca to be sworn in. Ms. Maziarz swore in Mr. Mazzucca. Mr. Mazzucca stated that he has been a developer for about 50 years and is the president of The Blackpoint Group. He stated that he has experience working in East Windsor Township on multiple projects. He stated that he understands there are issues and concerns the Board has with the buildings. He stated that they are struggling because they need more guidance in terms of a final ordinance in order to move forward and begin the engineering work on the project so they can finalize and provide some of these details. He stated that the parking proposal could be revisited to find a number that suits the design, the Board's desires and the demand of the

community. Mr. Mazzucca stated that in order to do that thought and provide those details the Board is looking for, they need to take the next step forward. He stated that it is their intent to design a plan that makes the Board happy and he is hopeful that they will be able to work together to accomplish that. Mr. Coates stated that complete their presentation as a general introduction to the project. Mayor Mironov thanked them for appearing and stated that they would determine how to move forward from here. She stated that the Township will have to draft an ordinance so that process will have to be coordinated and started and will ultimately go to the governing body for approval, as well as given to the Planning Board for review and comment.

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 April 9, 2018, 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 4th day of June, 2018.

Allison Quigley, Board Administrative Secretary
East Windsor Township