

PLAINSBORO TOWNSHIP PLANNING BOARD
FEBRUARY 18, 2020
MINUTES

MEETING HELD:

February 18, 2020 in the Court Room of the Municipal Complex.

PLANNING BOARD MEMBER ATTENDANCE:

Arthur Lehrhaupt, Ed Yates, Peter Cantu, Greta Kiernan, Richard Keevey, Pankaj Kumar, Joseph Greer and Deborah Westbrook (Alt #2) were present.

Sanjeev Agarwal, Lavinia Kumar and Jetal Doshi (Alt #1) were absent.

TOWNSHIP/CONSULTANT ATTENDANCE:

Les Varga, Director of Planning and Zoning; Ron Yake, Township Planner/Zoning Officer; Lou Plosonka, CME Associates, Deborah Dudek, Board Secretary and Trishka Cecil, Planning Board Attorney.

MEMBERS OF THE PUBLIC:

There were 2 members of the public in the audience including applicants.

MEETING CALLED TO ORDER:

Arthur Lehrhaupt called the meeting to order at 7:31 p.m. and read the certification of meeting notices.

It was MOVED by KEEVEY and seconded by YATES to approve the January 21, 2020 Planning Board minutes.

ROLL CALL:

Kumar L. - absent	Lehrhaupt – yes	Agarwal - absent
Kiernan - yes	Yates - yes	Westbrook (Alt#2) - yes
Cantu - yes	Kumar P. - yes	Doshi (Alt#1) - absent
Keevey - yes	Greer - abstain	

Memorializing Resolution – P19-14 PSEG Hunters Glen - New Substation Preliminary/Final Major Site Plan, Block 1304 & 2301, Lot 6, 7 & 8

Trishka Cecil, Board Attorney, reviewed the draft resolution noting only members present at the last meeting can vote. There were two questions from members of the Board as follows:

Ed Yates, Board Member, asked if the lighting issue which was discussed at the last meeting has been resolved. Ron Yake noted it is an ongoing issue with Staff and the applicant.

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Deborah Westbrook, Board Member, asked if the reforestation requirement will be met. Trishka Cecil stated yes.

It was MOVED by KEEVEY and seconded by KUMAR to approve the draft resolution.

ROLL CALL:

Kumar L. - absent

Kiernan - yes

Cantu - yes

Keevey - yes

Lehrhaupt – yes

Yates - yes

Kumar P. - yes

Greer - not voting

Agarwal - absent

Westbrook (Alt#2) - yes

Doshi (Alt#1) - absent

PMUD Ordinance Consistency Review

Joseph Greer, Master Plan Subcommittee Chairman, presented a brief overview of the Master Plan Committee's review. Mr. Greer noted over the last few months they have been meeting with Princeton University regarding the 109+ acre tract known as Princeton Nurseries. The committee has reviewed the plan and find it consistent with the Master Plan.

Ron Yake reviewed the draft ordinance. Mr. Yake noted that on December 16, 2019 the Planning Board adopted amendments to the Master Plan. The amendments were needed because of some changes that occurred in the Princeton Forrestral Center, most notably the expiration of the GDP. It was identified that a Use Location Map was required to address those properties that will no longer be part of the GDP to designate the use of these particular properties. In addition, the amendments to the Master Plan were to address the future development of the Princeton Nurseries which is no longer under a GDP. An amendment to the Master Plan was needed to provide policy guidance for the development of the nurseries property for sustainable mixed-use development verses the large scale office/commercial land use designation allowed under the 1999 GDP that expired.

At the December 2019 Planning Board meeting it was determined that the next step would be a consideration of township code amendments to address the use location map issue, as well as detailed zoning regulations to achieve the kind of results for the nurseries property that was discussed within the contexts of the Master Plan amendments.

Township staff and professionals have been working with Princeton University design professionals to craft detailed zoning regulations, as well as amendments to the site plan regulations.

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It was noted that on February 6, 2020 the Master Plan Subcommittee did consider the draft ordinance and suggested it be referred to the Planning Board for its consistency to the recently amended Master Plan.

On February 12, 2020 the Township Committee introduced an ordinance revising the zoning and site plan regulations. The Township Committee referred the ordinances to the Plainsboro Planning Board for determination of consistency with the amended Master Plan. Mr. Yake noted it is staffs' position that the draft ordinance introduced by the committee is in fact consistent with the recently amended Master Plan.

Undertake an Investigation to Determine an Area in Need of Redevelopment; Block 1304, Lots 1.02 and 1.03

Arthur Lehrhaupt noted the Township Committee is interested in determining whether certain property is in need of redevelopment and to do so the Township Committee must authorize the Township's Planning Board to conduct a preliminary investigation of the area and make recommendations to the Township Committee.

Trishka Cecil reviewed the two draft resolutions, the Zoning Ordinance Resolution and the Site Plan Ordinance Resolution. It was MOVED by YATES and seconded by CANTU to approve the resolutions finding the ordinances to be consistent with the Master Plan.

ROLL CALL:

Kumar L. - absent
Kiernan - yes
Cantu - yes
Keevey - yes

Lehrhaupt – yes
Yates - yes
Kumar P. - yes
Greer - yes

Agarwal - absent
Westbrook (Alt#2) - yes
Doshi (Alt#1) - absent

There being no further business, the meeting was adjourned at 7:47 p.m.

Respectfully submitted,



Deborah A. Dudek
Board Secretary

Unless signed above, these minutes have not been approved.