

**PLAINSBORO TOWNSHIP PLANNING BOARD**  
**JULY 18, 2022**  
**MINUTES**

**MEETING HELD:**

July 18, 2022 virtually

**PLANNING BOARD MEMBER ATTENDANCE:**

Peter Cantu, Arthur Lehrhaupt, Richard Keevey, Cary Spiegel, Joseph Greer, Sanjana Raturi, and Sanjeev Agarwal were present.

Ed Yates, Jetal Doshi and Ramesh Rajagopal were absent.

**TOWNSHIP/CONSULTANT ATTENDANCE:**

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

**MEMBERS OF THE PUBLIC:**

There was 19 members of the public on line including the applicant.

**MEETING CALLED TO ORDER:**

Chairman Lehrhaupt called the meeting to order at 6:00 p.m. and read the certification of meeting notice.

Chairman Lehrhaupt introduced a Proclamation in recognition of Greta Kiernan's service to the Township.

It was MOVED by KEEVEY and seconded by RATURI to approve the Proclamation.

**ROLL CALL:**

Cantu -	yes	Spiegel -	yes	Greer -	yes
Yates -	absent	Raturi -	yes	Rajagopal -	absent
Lehrhaupt -	yes	Doshi -	absent		
Keevey -	yes	Agarwal -	yes		

It was MOVED by GREER and seconded by KEEVEY to approve the January 18, 2022 meeting Minutes as submitted.

Via voice vote the January 18, 2022 Planning Board Minutes were approved.

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 2

July 18, 2022

Trishka Cecil, Board Attorney swore in the Board Professionals as follows:

- Les Varga, AICP/PP, Director of Planning and Zoning
- Ron Yake, AICP/PP, Township Planner and Zoning Officer
- Lou Ploskonka, PE, CME Associates, Board Engineer

**P22-03 K. Hovnanian Serenity Walk at Plainsboro Urban Renewal, LLC., Preliminary and Final Subdivision and Site Plan, Block 1304, Lots 103 and 1.03**

Frank J. Petrino from Eckert Seamans Cherin & Mellott, LLC. representing the applicant stated that the application is for 52-54 Dey Road, Block 1304, Lots 1.02 and 1.03 and is approximately 20.35 acres. The applicant is the contract purchaser and designated developer of the property. They are seeking Preliminary and Final Major Subdivision and Site Plan approval to divide the premises into 52 lots to construct 52 single family detached homes with two- and three-bedrooms and a two-car garage and one open space lot. It will include a recreation center building, outdoor pool, pickleball court, a dog park and other site improvements including stormwater management facilities, lighting, landscaping, open space and thirteen surface parking spaces on the street.

Mr. Petrino stated that they are carving out part of lot 1.02 and conveying to the owner of lot 1.01. The applicant is also seeking variances or deviation from the Redevelopment Plan. One deviation is from the strict compliance with standards associated with a split boulevard configuration. Another deviation is for parking along certain roadways which the design for that parking is consistent with RSIS standards for a community of single-family homes. An additional deviation is for a twenty-two-foot buffer from the existing PSEG right of way to the lot lines of the residential lots where thirty feet is required and a deviation for a minimum floor area of the recreation center that will be 2,019 square feet, whereas 2,500 square feet is required.

Mr. Petrino indicated that they have begun the process of approvals for several applications with outside agencies. The Middlesex County Planning Board application is pending, the Freehold Soil Conservation District application for certification of soil erosion and sediment control plan is pending, and the DNR Canal Commission is pending.

Mr. Petrino stated that there are four experts in attendance. Dave Fisher; Brian Perry, Tom Stearns and Karl Pehnke, which Trishka Cecil swore in.

Mr. Petrino introduced Mr. David Fisher, PP, AICP, Vice President-Government Affairs for K. Hovnanian NJ Operations. LLC. who stated that he was a fact witness and his role in the company is with land acquisitions and development to

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 3

July 18, 2022

determine which projects are feasible and provide expert advice in terms of how to fashion the development plans and move forward with the entitlements and approvals they need for a development such as this.

Mr. Fisher indicated that the developer finalized the purchasing sales agreement and executed a redevelopment agreement. It is a unique agreement, called a three-party agreement between the applicant, the Township and Community Investment Strategies Inc., to resolve an easement issue on lot 1.02 that at one time was contemplated for the expansion of The Place at Plainsboro.

Mr. Fisher stated that one of the reasons why they are dedicating part of their property to The Place at Plainsboro is to accommodate for some improvements and to allow them to remain in place while at the same time truncating some utility services that were extended onto lot 1.02 that are not needed for this development.

Mr. Fisher indicated that Exhibit A1 is an areal view of the project site showing The Place at Plainsboro to the west and south; the Village Center is further to the west; Dey Road traveling east and west; Cranbury is to the east; the PSEG substation to the east and a residential development across the street along Woodland Drive and a few homes along Dey Road that are in front of the property.

Mr. Fisher stated that the 20.35 acres have been designed to create a community of age restricted housing for 55 and older in accordance with the Dey Road Redevelopment Plan which permits single family housing as well as multifamily and twin homes. They decided to develop a community of lower density single family detached homes rather than maximize the density. The Redevelopment Plan allows up to 110 homes and the project is 52 homes.

Mr. Fisher indicated that Exhibit A-2 is the site plan and subdivision layout with its main entrance off of Dey Road opposite Woodland Drive. The main entrance drive leads into a cross street that ends into two cul-de-sacs, one to west and one to the east and a shorter cul-de-sac in the center of the project. To the west is the location of the proposed Recreation Center and it includes: an enclosed space, covered space, meeting room, pool equipment storage, outdoor pool with fencing and a pickle ball court with parking. In accordance with the Redevelopment Plan to the east of the main entrance there will be a dog park.

Mr. Fisher stated that there is a landscaped continuous six-foot-wide pathway for walking and jogging that moves around the perimeter of the community and connects the amenities to the street and cul-de-sacs.

## PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 4

July 18, 2022

Mr. Fisher indicated that they are proposing three different model type homes that range from 1,900 square feet to 2,700 square feet with some having an option for a 2<sup>nd</sup> story loft but the majority will be ground floor living with the master bedroom on the 1<sup>st</sup> floor.

Mrs. Fisher stated that Exhibit A-3 is a rendering of a Farm House style front elevation and a Craftsman style elevation shown side by side. Not included is the option for a more Traditional Style elevation. Each will have two and three bedrooms with a two-car garage and a two-car wide driveway. There will be on street parking allowed on one side. The homes will be built slab on grade with no basement foundation being proposed.

Mr. Fisher indicated that Exhibit A-4 are photographs of a similar building already built in a similar community of the proposed Recreation Center. The building is open in part to the elements with an enclosed space for a meeting room, bathrooms and storage space for pool equipment that will have heating and air conditioning year-round and will be approximately 2,000 square feet.

Mr. Fisher stated that Exhibit A-2 is a depiction of a proposed temporary sales trailer that will be three lots in on the right and a model home, five lots on the right. Once the model home is complete they will move the sales office into the garage of the model home.

Mr. Fisher indicated that a Home Owners Association will be set up to manage all the common areas within the community. A public offering statement will be prepared along with a Declaration of Restrictions and Covenants and By Laws so the community can operate in a way that is adequate to manage and create reserves for things that will need to be repaired and replaced over time. Examples of features that will be maintained and operated by the HOA will include the recreation building, pool, any of the recreational amenities, the walking path, all the storm water features, storm water basins within the development, the entry and the streets.

Mr. Fisher stated that there are new requirements to install electric vehicle charging stations based on the number of parking spaces. They purpose to install two which is more than they need. They plan on installing the service connections that will accommodate the charging system and will offer homeowners the charging station as an option

Mr. Petrino asked Mr. Fisher to speak on the issue relating to the fence separating the community from the adjacent community.

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 5

July 18, 2022

Mr. Fisher stated that they are conveying a 10-foot-wide piece of land to the adjacent property known as The Place at Plainsboro development. As part of their agreement with the Township and CIS, they will be installing a 6-foot-high privacy fence along the common property line.

Mr. Petrino offered Mr. Brian Perry of Van Note Harvey, the engineer for this project who gave a background on his qualifications as an expert witness. Without objection Mr. Perry was deemed acceptable as an expert by Chairman Lehrhaupt.

Mr. Perry confirmed that he prepared the preliminary and final major subdivision and site plan, the engineering report, environmental impact assessment, stormwater management measures, maintenance plan and field manual for Serenity Walk dated March 28, 2022 last revised June 15, 2022.

Mr. Perry stated that Exhibit A-1 is an aerial view showing the project site which is located in the central portion of Plainsboro along Dey Road and about one mile east of the Village Center. The project is bounded by Dey Road and four single family lots to the north, the PSEG substation to the east, the Plainsboro Crossing to the south and the Place at Plainsboro to the west. The site falls under the Dey Road Redevelopment Plan in terms of bulk requirements. The shape of the lot is mostly rectangle with the exception of the notch along Dey Road where the four existing single family lots are located. The size is 20.35 acres in total with lot 1.02 being 3.02 acres and lot 1.03 being 17.33 acres. The site generally slopes in a downward direction in a north westerly direction from a high elevation of 89 to the south easterly section of the site to a low elevation to 79 towards Dey Road. Average surface slope is 1% on the site. There aren't any environmental constraints on the site such as wetlands, flood hazard areas or riparian zones.

Mr. Perry indicated that Exhibit A-2 is a rendering of the Landscape Plan. The subdivision is for 53 lots of which 52 are single family homes and one open space lot. The 52 lots have a minimum lot size required per the Redevelopment Plan of 4,250 square feet, but they are proposing a minimum lot size of 6,265 square feet. The minimum lot dimensions requirements are 45 feet by 90 feet but they are proposing 54 feet by 110 feet. The open space lot is a large continuous lot surrounding the single-family lots. It is 8.86 acres making up 43% of the overall tract. There is a 50-foot-wide private roadway and utility easement consisting of internal roadways on the site that are private roads. There is a 10-foot-wide strip along the western boundary which is conveyed to lot 1.01 for sidewalks, light posts and walking path constructed in support of The Place at Plainsboro. The remaining project area is a total of 20.1 acres. The exhibit shows a footprint

## PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 6

July 18, 2022

for the large home model with a two-car garage and a paved driveway that can accommodate two cars and a minimum dimension of 20 feet by 20 feet.

Mr. Perry stated that the recreation building is 2,019 square feet and is one of the deviations being requested as 2,500 square feet is required. The street and roadway classification are a residential access street with an entrance off of Dey Road that has a 50 foot right of way and a 28 feet paved cart way with parallel parking on one side of the road. However, because of the single egress of the development, the internal street system operates more like a cul-de-sac which has a maximum daily average traffic count of 250 before needing a secondary means of access. Looking at peak rates for average daily traffic for senior housing they come in at 192 which is less than the 250 required before they hit that threshold for a cul-de-sac.

Mr. Perry indicated that another deviation being requested is a split boulevard where there is a split entrance but is not a boulevard that continues down the entire length of the street because they have single family homes lining on either side of the roadway. It is also consistent with the roadway configuration around the municipality.

Mr. Perry stated that an analysis determined that a traffic signal at the intersection is not warranted, but they are proposing to install a rapid repetitive flashing beacon on the marked crosswalk across Dey Road subject to County approval.

Mr. Perry indicated that they will have off street parking, each home will have a two-car garage and a wide driveway to accommodate two cars. For on street parking they propose 27 spaces available on one side of the road for parallel parking where 26 spaces are required, which is a deviation being requested. At the recreation building there will be 15 spaces available, one handicap space and two electrical vehicles charging stations.

Mr. Perry stated that the site amenities include outdoor pool, dog park, pickle ball court and the 6-foot-wide circulation trail around the perimeter of the community. There are five locations for fences around the community. One is a 6-foot-high privacy fence on the western part of the property line; a 4-foot-high safety fence surrounding three large water basins, a 4-foot-high fence around the dog park, a 4-foot-high fence around the pool and a 10-foot-high fence around the pickleball court.

Mr. Perry stated that the setbacks to the adjacent properties is 66 feet from the nearest property line to the outbound property line, in particular from the single family lots of the outbound properties to the north. To the east property line is

## PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 7

July 18, 2022

47 feet to the PSEG substation. To the south, the property line setback is 115 feet to the Plainsboro Crossing development and to the west it is 39 feet to the Place at Plainsboro. According to the Redevelopment Plan the requirement is for 30 feet to the PSEG powerline easement and they have 22 feet, but when measured to the nearest house it is 50 feet, which is another deviation being requested.

Mr. Perry indicated that for utilities serving the site, they have Veolia North America formally known as SUEZ Princeton Meadows for sanitary sewer, which they will have a will serve letter with a commitment of 25,000 gallons per day for this project based on an earlier projection, where it is now 16,000 gallons per day. Portable water and fire protection will be served by NJAW and a will serve letter has been received with a similar projection of 16,000 gallons per day for the site. Gas and electric will be served by PSEG and a will serve letter has been requested and Telecom will be provided by Verizon and a will serve letter has been received.

Mr. Perry stated that for stormwater management for the site, they are providing a series of fire retention basins also known as rain gardens. They will have 13 distributed around the site, which are being designed consistent with the stormwater rules at the NJ Administrative Code 7.8. Ultimately the site will discharge to an already existing sewer system within the right of way on Dey Road. This is the same sewer system that the Place at Plainsboro discharges into downstream of their own basin. They expect that with the county's review, there will be no impact to the county system as a result of this project. The outside agency approvals to the Middlesex County, Freehold Soil Conservation District and the Delaware and Raritan Canal Commission applications have been prepared or submitted and are pending.

Mr. Fisher introduced Tom Stearns from Stearns Associates LLC. who gave an overview of his qualifications as a witness and without objection he was accepted by Chairman Lehrhaupt.

Mr. Stearns stated that he prepared the landscape plan which is Exhibit A-2 and it shows all the screen trees, landscaping of the common areas, buffer plantings, foundation plantings and landscape plans for the recreation area, temporary sales trailer and the dog park which staff reviewed and generally approved. On the Lighting they have 20 traditional street light fixtures that are 16 feet high, black and LED. They have 30-inch-high bollards in the recreation area. For the sign lights they have medium flood light that are two feet long on each side.

Mr. Stearns indicated that the development substantially complies with the Dey Road Redevelopment Plan. The community is age restricted, detached single

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 8

July 18, 2022

family housing. They requested several deviations which is recognized as being equivalent to a C-type variance under the New Jersey Municipal Land Use Law.

Mr. Stearns stated that the first deviation is a buffer deviation that is along the PSEG right of way on the southern part of the site. A minimum 30 feet is required but they are proposing 22 feet wide measured from the edge of the PSEG right of way to the rear of the closest residential lots. The rationale is while the buffer proposed is 22 feet wide if you include the required 20 feet rear yard setbacks of the adjoining lots the buffer is 42 feet or 50 feet if you measure to the rear of the proposed homes.

Mr. Stearns indicated that the recreation deviation is that the clubhouse has a minimum floor area requirement of 2,500 square feet, but 2,019 square feet is being proposed. The rationale is that while the recreation building is smaller than the minimum required by the plan, the plan permits a residential density twice that of what the applicant is proposing. The original Redevelopment Plan allowed for 110 units where they are proposing 52. Therefore, the proposed recreation building will be more than adequate to serve the community.

Mr. Stearns stated that another deviation is for the split boulevard entry drive. What is required is a split boulevard with two 15 foot wide lanes and an 8 foot island between. The applicant's plan deviates from the standard, in that the plan shows a 60-foot-long U-drive shaped median starting at the point where the entrance drive meets Dey Road. Beyond the median, the entrance becomes a two-way undivided 28-foot-wide roadway. The Redevelopment Plan does not give guidance as to the length. It makes further reference to circulation of roads with a conventional cartway. The entrance drive, as proposed does provide the 15-foot-wide lanes on either side of the island with a minimum width of 8 feet is provided. The medium configuration provided is similar to that of other developments in the Township.

Mr. Stearns indicated that another deviation has to do with parallel parking. What is required is that no parking be allowed on internal roadways with 28 feet wide roadway with 5 feet wide walk on one side. What they are providing is a 28-foot-wide roadway with parking on one side and sidewalks on both sides as per RSIS standards. This provides a conventional street arrangement for a single-family development that will allow for visitors to park on the street. The street standards of the plan are for multifamily and did not address single family developments. As for the roadway widths the requirement is for roadway widths of 24 feet wide with 5 feet wide sidewalks and what they are proposing is the RSIS standard of 28 feet. This provides for a conventional and more realistic street arrangement for a single-family development that will allow for visitors to park on street and complies and is permitted by RSIS.



PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 9

July 18, 2022

Mr. Stearns stated that staff supports the deviations as being substantially consistent with the purpose and intent of the plan and will not result in any adverse conditions and the Planning Board may grant deviations from the regulations contained within the Redevelopment Plan, essentially like C Variances. There are five prongs for C-2 Variances; that they relate to a specific piece of property, that the purposes of the Redevelopment be advanced by this deviation; the deviation be granted without substantial detriment to the public good; the benefits of the deviation out way any detriment; and the deviation will not substantially impair the intent of the Redevelopment Plan.

Mr. Stearns indicated that as for prong one, the deviations in question relate to this site in the Redevelopment Area. For prong two, the MLUL will be advanced by the deviation of the zoning requirement. As far as prong three - the character will be improved by the development and there are no negative property value effects, in essence there is no negative effects on surrounding properties. Prong four - they don't see any detriments because the proposed deviations meet the criteria for the exceptions of the Redevelopment Plan and prong five - it is consistent with the purpose of the zone and the Redevelopment Plan.

Mr. Fisher stated that Mr. Pehnke is available to answer any questions having to do with the Traffic Impact Study or any of the proposed on-site or off-site road improvements associated with this development.

Ron Yake stated that the required notice was satisfied. The review memo is dated June 30, 2022. The applicant has submitted the required preliminary and final subdivision and site plan check list. They have requested eleven subdivision waivers and 10 site plan check list waivers. They provided a brief description and justification for each of the waivers. The DRC and staff have reviewed the requested waivers and are of the opinion that such waivers are reasonable, justified and recommend that they be granted.

Mr. Yake indicated that the proposed development complies with the adopted Dey Redevelopment Plan. The applicant has requested a number of deviations. The applicant's plan identifies three separate streets labeled A, B and C. Staff will work with the applicant to consider the naming of the proposed streets based on the Township's current policy for naming streets.

Mr. Yake stated that the applicant has provided a table on the plan demonstrating compliance with the New Jersey residential site improvement standards and no exceptions are being requested from those standards.

Mr. Yake indicated that as far as the Redevelopment Plan staff believes that the proposed development fully complies with site standards related to pedestrian

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 10

July 18, 2022

circulation as well as with lighting and landscaping.

Mr. Yake stated that the DRC and staff are of the opinion that all the site and building improvements proposed comply with the design standards in the Redevelopment Plan. However, the DRC and staff recommend that prior to the release of the final site plan, the applicant show documents in compliance with each such standard for staff review and acceptance.

Chairman Lehrhaupt opened the meeting up for comments or questions from the Board.

Joe Greer asked if the dog park was available to the general public or is it for residents only.

Mr. Fisher replied that the dog park was limited to residents and their guests only.

Mr. Greer asked Mr. Pehnke when was the traffic study completed.

Mr. Pehnke replied that the traffic study used a couple of data points because of COVID. They did some counts during COVID, one in September of 2021 and then in March of 2022, but because it was suspect they went back to 2019 data. The 2019 data is pre-COVID data that NJDOT had and that data is higher than where we are as of March 2022. So that is the data they worked with in evaluating the operations.

Rich Keevey asked Mr. Yake to confirm that if there isn't anything that can slow the project down, since they are in conformity with the comments that he made, and Mr. Yake replied yes.

Arthur Lehrhaupt asked what is the impact of the PSEG facility to the development?

Brian Perry stated that they looked at The National Institute of Environmental Health Sciences (NIEHS) and the National Institute of Health, which is part of the U.S. Department of Health & Human Services, who have done several studies on Electromagnetic Frequency (EMFs) that are coming off the PSEG power lines.

Mr. Perry indicated that EMFs can be put into two categories, ionizing and non-ionizing. Ionizing EMFs are the ones that exhibit high levels of radiation which has the potential for DNA damage and it includes ultra violet lights, X-rays and Gamma rays. That is not the EMF that is being emitted from the PSEG power lines. Power lines are non-ionizing EMFs which exhibit low levels of radiation.

## PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 11

July 18, 2022

Mr. Perry stated that in the studies that NIEHS and NIH have performed not only power lines but also microwave ovens, computers, cell phones, Wi-Fi networks MRIs, house energy smart meters all fall into the category of non-ionizing EMFs. In addition, the institutes have done research mostly involving children, on the effects of EMF radiation on humans and concluded that at best that the EMF radiation is carcinogenic. However, the studies that they have done on adults show that there is no evidence that link between EMF exposure and adult health problems. Bottom line is that power transmission lines produce extremely low frequency EMFs and carry very low energy and have no ionizing or thermal effects.

Mr. Perry indicated that there are only six states that have set standards for transmission lines in electric fields and NJ is one of them. NJ has set standards that limits the electric field strength at the edge of the power line, the right of way line. For most outcomes there is no evidence that EMF exposure has adverse effects on humans.

Mr. Lehrhaupt asked Mr. Perry if this meets the NJ standards which Mr. Perry replied that to his understanding yes, PSEG would have been held to that standard.

Rich Keevey indicated that they should have something in writing for potential homeowners showing that there is no issue.

Cary Spiegel asked at what point will a signal be required, as he is concerned about the high-level of traffic along Dey Road and issues with making a left turn onto Woodland Drive.

Karl Pehnke stated that with regard to the left turn onto Woodland, that condition will be improved by the fact that along the frontage as required by Middlesex County, they will be widening to extend the shoulder that was recently built in front of The Place at Plainsboro. That provides the ability to bypass a left turning vehicle. That is in accordance with their approvals with Middlesex County. With regard to signalization of the intersection, it is unrelated to increasing volume on Dey Road. It has more to do with the side street volume. They would have to have sustained volumes over extended periods of times of close to 100 vehicles per hour. The project will not add that kind of traffic to the intersection. The volumes that are exiting in this kind of community, are 5 – 10 vehicles per hour. Which is very low volume, so it doesn't rise to the level of meeting the types of volume and flow demands that are required for traffic signalization.

Joe Greer asked will any of the underground utility connect with The Place?

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 12

July 18, 2022

Brian Perry stated that all utilities will be underground and that the sanitary sewer will be conveyed through The Place and served by Veolia.

There being no further questions or comments from the Board or members of the public, it was moved by KEEVEY and seconded by GREER and unanimously passed to close the public hearing.

Trishka Cecil stated that as with all the Boards resolutions they are divided into three sections. One section lays out the information identified in the plans and reports and what constitutes the record that was in front of the Board for its consideration. Then there is the section that contains the Board's findings which is the description of what the applicant is proposing, diving into detail and then matching up with lighting, landscaping and stormwater management as to compliance with State requirements and local Township requirements.

Ms. Cecil indicated that within the findings she purposes to add is the question about the dog park, whether it is open to the public. She believes it is relevant and should be included in the findings that the dog park is only for the residents of the community and their guests.

Ms. Cecil stated that the resolution doesn't speak very much about the subdivision itself and she would like to add an overview of the subdivision verses the overall plan and development.

Ms. Cecil indicated that in the resolution there is a finding regarding the electric vehicle charging station and as originally drafted and included in the conditions that the applicant was going to equip each of the homes with a charging station. The applicant has corrected that consistent with the State model ordinance. What the applicant is doing is providing the wiring and supply for electric vehicles but not the actual charging stations.

Ms. Cecil stated that the last section of the resolution are the conditions themselves. This is everything the applicant will need to do as part of the approval in addition to what is shown in the plans. These included standards in terms of improvements on Dey Road, subject to County approval, recording of the operations and maintenance manual for stormwater, hot boxes, utilities and generators.

Ms. Cecil indicated that another condition that needs to be added to the resolution is that the applicant is required to submit a construction hauling and staging plan.

It was MOVED by KEEVEY and seconded by GREER to accept the resolution with

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 13

July 18, 2022

the changes that Ms. Cecil has indicated and approved via roll call.

**ROLL CALL:**

Cantu -	yes	Spiegel -	yes	Greer -	yes
Yates -	absent	Raturi -	yes	Rajagopal -	absent
Lehrhaupt -	yes	Doshi -	absent		
Keevey -	yes	Agarwal -	yes		

Les Varga introduced Claire Jaffee to give an overview on the public participation part of the Master Plan project.

Ms. Jaffe stated that she would speak to the community engagement survey that they conducted as part of the Master Plan Reexamination. The online survey was done through a platform called Metro Quest and it was live for 2 ½ months from March 14 to June 3<sup>rd</sup>. There were 241 total responses and the different forms of outreach included local contacts as distribution points, social media and website promotion, emails sent through schools and YouTube interviews with Bob Melvin talking about the Master Plan process. This information was used to inform the SOPAPS and the Land Use Element.

Ms. Jaffe indicated that there were three opportunities for people to give feedback. The first was, respondents could rank their priorities for the future from nine different categories: easy and safe transportation; parks and recreation; shopping and entertainment; Township character; environmental protection; walking and biking; schools and community facilities; range of housing choices and economic development. Second was, a place where they could write in their Vision Statement for Plainsboro and last was a mapping exercise where they could indicate on a map their issues and the opportunities they see related to six different categories: transportation; land use; walking/biking; parks/recreation; flooding and other, which was a place to leave comments.

Ms. Jaffe stated that in terms of the top priorities for the future, there were four; environmental protection; schools and community facilities; range of housing choices and walking and biking.

Ms. Jaffe indicated that as far as the vision statements there were 120 submitted. The comments were generally very positive and some common themes were: safety; cleanliness; downtown as a destination; maintaining diversity; environmental protection and connection; maintaining open space and improving and encouraging shopping.

## PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 14

July 18, 2022

Ms. Jaffe stated that for the mapping exercise they used Map Marker which gave people the opportunity to drop pins. The respondent would grab an icon which were: transportation; land use; walking/biking; parks/recreation; flooding and other, then put it on the map and say if it is an issue or an opportunity and what it was related to. The respondents could drop as many pins as they wanted and there were 461 individual markers dropped mostly in the central area of the Township.

Ms. Jaffe indicated that in conclusion the survey respondents enjoy living in Plainsboro and generally agree on the top priorities for the community. Other key themes are support for a central downtown space for gathering, preserving open space as well as growing economic development and addressing environmental resiliency and flooding concerns.

Matt Wannamaker stated that SOPAPS is the Township's statement of objectives, principals, assumptions, policies and standards and that it is the portion of the Master Plan they are putting together based on the information from the survey. The key themes are in a memo that will be reviewed by the Master Plan Subcommittee and will be a part of the Master Plan Reexamination report.

Mr. Wannamaker indicated that the DRAFT Land Use Element portion of the Master Plan is in progress and will be informed by SOPAPS and the public engagement process. It will also include a hazard vulnerability assessment which is a new state requirement.

Stan Slachetka stated that there is more to come related to the climate change hazard vulnerability assessment that is now required under the municipal land use law to be part of the Land Use Plan Element of the Master Plan.

Les Varga indicated that the survey was a great tool in the face of COVID to garner public participation. In addition, he, Matt Wannamaker, Bob Melvin interviewed the Police Emergency Services, Public Works Director, Recreation Director, the schools Superintendent, the Mayor, Ed Yates and the Township Administrator. It is a comprehensive picture and look at everything in the Township that will be used to update the Land Use Element and the SOPAPS. The target is to bring the comprehensive first two chapters to the Planning Board in October.

Joe Greer asked if there was a target number and if 241 response is good response rate?

Ms. Jaffe replied that it is a good response rate and they did not have target number.

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 15

July 18, 2022

Chairman Lehrhaupt discussed whether the Board was agreeable to continue using the virtual meeting format. It was agreed that the meetings will continue virtually and at 6pm.

Les Varga indicated that there aren't any projects in the works and that there won't be an August meeting. He also stated that he will be retiring on December 1<sup>st</sup> and best wishes were offered by everyone.

There being no further business, the meeting was adjourned at 7:51 p.m.

Respectfully submitted,

  
Josi Easter  
Board Secretary

Unless signed above, these minutes have not been approved.