

**PLAINSBORO TOWNSHIP PLANNING BOARD**

**SEPTEMBER 21, 2020**

**MINUTES**

**MEETING HELD:**

September 21, 2020 by virtual recording.

**PLANNING BOARD MEMBER ATTENDANCE:**

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

Josi Doshi (Alt. #1) was absent.

**TOWNSHIP/CONSULTANT ATTENDANCE:**

Les Varga, Director of Planning and Zoning; Ron Yake, Township Planner/Zoning Officer; Deborah Dudek, Board Secretary; Lou Ploskonka, CME Associates; Trishka Cecil, Planning Board Attorney; Andrew Janiw, Planning Consultant; Kevin McManimon, Redevelopment Attorney

**MEMBERS OF THE PUBLIC:**

There were 44 people in attendance on line which included applicants and 1 member of the public.

**MEETING CALLED TO ORDER:**

Arthur Lehrhaupt called the meeting to order at 6:15 p.m. and read the certification of meeting notices.

**REVIEW OF MINUTES:**

It was MOVED by KUMAR and seconded by KIERNAN to approve the August 17, 2020 minutes.

**ROLL CALL:**

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

**DEY ROAD REDEVELOPMENT PLAN**

Joseph Greer chairman of the Master Plan Subcommittee, presented a brief overview of the Dey Road Redevelopment Plan. Mr. Greer noted that the Township of Plainsboro owns a parcel of land approximately 20.35 acres on the Southern end of Dey Road located between the PSE&G substation and the development called "The Place". Mr. Greer noted that in January of 2020 the

Township hired Beacon Consulting Services to undertake a preliminary investigation to determine whether Block 1304, Lots 1.02 and 1.03 should be considered an area in need of Redevelopment. Mr. Greer stated the firm issued their findings determining that the area in question meets the criteria under sections 5C and 5H of the local redevelopment and housing law to be designated as an area in need of Redevelopment. These findings has been shared with the members of the Master Plan Subcommittee and the Planning Board. Members of the Master Plan Subcommittee have determined that the findings contained in the Beacon report are consistent with the Master Plan and further finds this plan should move forward. Mr. Greer further stated that Beacon Consultants will present the plan to the Board tonight for the proposed age restricted development for the property.

Les Varga, Director of Planning and Zoning for Plainsboro Township, introduced Andrew Janiw of Beacon Planning and Consultants and also stated that the township has retained the services of Kevin McManimon, Esq. to prepare the resolution and represent the Township in these matters. Andrew Janiw will walk the board through the report to describe what it means to be an area in need of redevelopment and be eligible for redevelopment. Mr. McManimon will discuss the findings of consistency with the Master Plan and turn it over to the Township Committee.

Andrew Janiw, of Beacon Planning and consulting Services, LLC presented a brief overview of the memo dated September 11, 2020. Mr. Janiw noted the local Redevelopment and Housing Law (LRHL) requires an examination of the Plan's relationship to the Plainsboro Township Master Plan, as well as other pertinent planning documents. Mr. Janiw noted Beacon Planning has examined the planning documents and has offered guidance regarding the relationship of the Dey Road Redevelopment Area Plan to these documents. Mr. Janiw noted the Redevelopment Plan proposes provisions for the development of age-restricted housing in a variety of configurations (small lot detached, townhouse or semi-attached). Mr. Janiw noted they looked at density, setbacks, etc. that he believes will be consistent with the area and the goals of the Master Plan. Mr. Janiw noted the property is currently zoned R-300 which the Master Plan acknowledges that the R-300 zone may have considerations for some density due to its proximity to the Town Center, public transportation and its location along a major roadway. Mr. Janiw noted the proposed Dey Road Redevelopment Area Plan is consistent with the goals and objectives of the Plainsboro Township's Master Plan. He noted the project is consistent with the Middlesex County Transportation Plan due to its proximity to Dey Road and public transportation in terms of bus routes. He noted the Redevelopment Plan is designed to affirm the redevelopment concepts set forth in the State Development and Redevelopment Plan in terms of the State Plan's goal of promoting development within the Suburban Planning Area. Mr. Janiw noted we have determined that the plan

being proposed is consistent with the Master Plan and we are looking for a recommendation from the Planning Board to the Township Committee so we can take the next step in adopting the plan and seeking a Redevelopment.

Trishka Cecil reviewed the instructions on how any members of the public may comment.

There being no members of the public wishing to comment and no questions from the Board.

Kevin McManimon, Esq. reviewed the draft resolution. The next step is for the Planning Board to review the proposed Redevelopment Plan to see if there are any inconsistencies with the Master Plan. Mr. McManimon noted that Beacon Consultants have determined the plan is consistent with the Township Master Plan. The draft resolution finds there are no provisions of the Dey Road Redevelopment Plan that are inconsistent with the Township's Master Plan and recommends that the Township Committee adopt the Dey Road Redevelopment Plan as presented to the Planning Board on September 21, 2020.

It was MOVED by YATES and seconded by KIERNAN to adopt the draft resolution.

**ROLL CALL:**

Kiernan - yes	Westbrook (alt #2) - yes	Doshi (Alt#1) - absent
Yates - yes	Lehrhaupt - yes	Agarwal - yes
Keevey - yes	Cantu - yes	Kumar - yes
Greer - yes		

**P20-07 – The Trustees of Princeton University – Princeton Nurseries  
General Development Plan, Block 106 & 102, Lots 1, 5 & 6**

Deborah Westbrook, board member, noted for the record she is a resident of Windrows and her property is more than 450' from the proposed project. She was advised by Board counsel that she will not have to recuse herself from the meeting.

Joseph Greer, Chairman of the Master Plan Subcommittee, presented a brief introduction of the proposed plan. Mr. Greer noted the project consists of approximately 109 acres situated in the Township's northwest corner known as Princeton Nurseries. It will be a mixed use development plan consisting of approximately 950 homes, 200 of which will be age restricted. Among the non-residential uses permitted include retail and entertainment space. A hotel is also proposed, as well as open space areas for both active and passive public parks. The Master Plan Subcommittee have reviewed the report and find it is consistent with the Township Master Plan.

Ron Yake, Township Planner/Zoning Officer, stated the notices are in order and the Board can take jurisdiction.

Trishka Cecil 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
- Jim Watson, PE, CME Associates, Traffic Engineer
- Tom Cole, Fiscal Impact Analysis
- Robert Melvin, Planning Consultant

Trishka Cecil, Board Attorney, noted that all the application materials are located on the Township website if you don't have video access.

The applicant, The Trustees of Princeton University, was represented by Richard S. Goldman, Esq., of Faegre Drinker Biddle & Reath LLP in Princeton, New Jersey. Mr. Goldman presented a brief introduction of the proposed project. Mr. Goldman noted The Trustees of Princeton University are seeking approval of a General Development Plan for the Princeton Nurseries site, Block 102, Lots 5 & 6 and Block 106, Lot 1. Mr. Goldman noted it is an approximately 109 acre tract within Princeton Forrestal Center in the northwestern portion of Plainsboro Township. Mr. Goldman noted this application is under a section of the PMUD zone that is designated "Integrated Mixed-Use neighborhood Development". Mr. Goldman gave a brief overview of the history of Princeton Forrestal Center.

Mr. Goldman noted this is not a preliminary and final site plan, nothing has been constructed. It is a planning and zoning study for the land which ultimately asks for approval of a set of uses, densities and a general location map.

- Exhibit A-1 was introduced into the record entitled Princeton Nurseries General Development Plan. It contains a series of 35 slides. Slides 1-3 were introduction slides described by applicant's attorney.

Applicant witness was sworn in by Trishka Cecil, Board Attorney as follows:

- Curt Emmich, Picus Associates, General Manager of Princeton Forrestal Center

Mr. Emmich gave a brief overview of the property and how it fits within the Forrestal Center, how it fits within the Plainsboro community and the relative importance of the project.

The following slides were presented:

**Slide 4 – Township of Plainsboro Zoning Map – PMUD Zone**

- Shows the PMUD zone which is highlighted depicting the boundary of Princeton Forrestal Center and represents approximately a ¼ of the land mass of Plainsboro Township. Within the highlighted area is a red dotted line which outlines the Princeton Nurseries site.

**Slide 5 – Subject Property Map**

- Zoomed in look of the property boarded by U.S. Route One, to the east is Princeton Forrestal Village, skilled nursing and acute nursing facility, Marillac Campus, Princeton Windrows to the south, Barclay Square to the west and South Brunswick Township to the north.

**Slide 6 – Princeton Forrestal Center**

- This project is about building upon 40 years of success at Princeton Forrestal Center, Princeton University's Corporate Office and Research Campus.
- 2,200 acres within Plainsboro and South Brunswick Townships
- Plainsboro lands include:
  - 1,804 acres
  - 10+ million square feet of built development
  - 225+ companies and organizations with approximately 15,000 employees
  - \$7.3 billion economic impact
  - Over 500 acres of managed open space

The proposed project is ensuring that Princeton Forrestal remains relevant, that it evolves to meet today's commercial marketplace. The Princeton Nurseries site is the last remaining undeveloped tract that Princeton University owns within Forrestal Center.

**Slide 7 – Project Team**

Applicant witness sworn in by Trishka Cecil as follows:

- David Manfredi, RA, FAIA, LEED AP – Elkus Manfredi Architects  
Registered architect in 26 states, practicing for over 35 years, graduate of Notre Dame, School of Architecture.

He was accepted by the Board as an expert witness.

**Slide 8 – Princeton Nurseries Vision**

- Mr. Manfredi noted the objective for the Princeton Nurseries property is to design a walkable and pedestrian-friendly mixed-use development.

**Slide 9 – Guiding Core Principles**

- Core Elements
  - Main Street
  - Civic Space (green space)
  - Street Walls/Public Realm (sidewalks)
  - Residential Neighborhood Orientation
  - Strategic Open Spaces
  - Parking Zones (flex zones between commercial and residential uses)
  - Two Crossings into South Brunswick

**Slide 10 – Princeton Nurseries Vision**

- Use Districts Concept

Map showing mixed use concept, flex space and residential space

**Slide 11 – Design Guidelines**

- As part of the GDP the applicant submitted detailed design guidelines they are planning principals and also provide detailed examples of building typologies, architecture, circulation, open space, and signage.

**Slide 12 – Illustrative Examples**

- Three examples all of which meet the core principals and design guidelines. Other planning alternatives can be considered if designed in accordance with zoning, guiding core principles and design guidelines.

Applicant witness sworn in by Trishka Cecil as follows:

- Kate Keller, Associate Principle with Phillips Preiss Grygiel Leheny Hughes LLC  
Licensed Professional Planner in the State of New Jersey has been with her firm for 8.50 years.

Ms. Keller was accepted by the Board as an expert witness.

**Slide 13 – General Development Plan (GDP)**

- Ms. Keller noted that a General Development Plan allows the Planning Board to approve large-scale planned development which is authorized by the Municipal Land Use Law and the Township Code.
- A General Development Plan can extend vested rights up to 20 years to account for complex, multi-phased development that will require multiple site plan/subdivision applications.
- There are certain requirements to be met for a General Development Plan per Township Code 85-70.4.

**Slide 14 – GDP – Components of a GDP Application**

- Ms. Keller noted that specific information is required per Township Code 85-70 as follows:
  - General Land Use Plan
  - Circulation Plan
  - Open Space Plan
  - Utility & Local Service Plan
  - Stormwater Management Plan
  - Environmental Inventory
  - Community Facilities Plan
  - Housing Plan
  - Fiscal Impact Report
  - Timing Schedule

**Slide 15 – General Land Use Plan**

- Map showing the Princeton Nurseries Site concepts of the 3 land use areas, Mixed Use, Flex area and Residential as further described by witness Mr. Manfredi.

**Slide 16 – General Land Use Plan – Non-Residential Baseline**

Ms. Keller noted that all the uses comply with the current PMUD Zoning.

- 605,000 square feet maximum non-residential floor area:
  - 220,000 square feet maximum office floor area
  - 310,000 square feet maximum retail floor area
  - 75,000 square feet/125 rooms maximum hotel use

Ms. Keller noted the applicant would like an option to increase square footage per 101-140C(2) of the Township Code. Ms. Keller noted that the Planning Board may permit an increase to maximum non-residential floor area to a total of 745k square feet up from 605k square feet at the time of site plan approval. Ms. Keller noted we are not asking the Board for this increase tonight but want to reserve the right to return to the Board and ask for this increase at the time of site plan approval. (300k square feet office, 370k square feet retail, no change to hotel)

**Slide 17 – General Land Use Plan – Residential Program**

- 950 Units Maximum Residential Yield
  - 750 units non age-restricted and 200 units of age-restricted
  - 12.7% set aside provides 96 units of affordable housing at maximum yield

Ms. Keller noted the proposed types of residential units that may be constructed:

- Townhouse, Single Family, Multi-family over retail, rental apartments, condominiums, manor homes.

**Slide 18 – General Land Use Plan – Open Space**

Ms. Keller noted that 30 percent of open space is proposed which is the minimum that will be set-aside.

Ms. Keller noted that open space will take on a variety of forms throughout the site such as: civic space (minimum 1 acre), neighborhood parks (minimum 2 acres), pocket parks, linear parks, conservation areas.

**Slide 19 – Community Facilities Plan**

Ms. Keller noted that this is one of the required submissions as part of a General Development Plan application.

This demonstrates the scope and type of facilities that are being proposed that will have a positive community impact.

Ms. Keller noted there will be a number of improvements tied into this site such as road improvements, increasing open space, transportation opportunities such as trial shuttle to Princeton Junction NJT, bike sharing, connecting to existing bicycle infrastructure.



Applicant witness sworn in by Trishka Cecil as follows:

Keenan Hughes, Licensed Professional Planner with the firm Phillips Preiss Grygiel Leheny Hughes LLC.

Keenan Hughes was accepted by the Board as an expert witness.

**Slide 20 – Fiscal Impact Analysis**

Mr. Hughes described the Fiscal Impact analysis of the project. He noted it is one of the key requirements of the General Development Plan ordinance and the intent of this is to help the Township and Planning Board understand what the impact of the proposed development will be on the budgetary finances of the Township.

**Slide 21 – Fiscal Impact Analysis – Methodology & Results**

Mr. Hughes stated that the fiscal impact analysis is done by comparing the projections for annual revenue against the anticipated service costs associated with new residents, new employees and new public school children.

Mr. Hughes noted on the revenue side is the property tax revenue anticipated to be generated by all the new development. On the cost side you are comparing that revenue against service costs.

Mr. Hughes noted that demographic projections were made for the number of residents, new employees and new public school children. These calculations were based on local census data and data reviewed from the West Windsor Plainsboro school district.

Mr. Hughes noted there is a summary of the fiscal report in the Plainsboro Planning Board Review Memo dated 8/31/20.

Mr. Hughes noted the results were reviewed and deemed acceptable by Township's fiscal impact consultant.

Mr. Hughes noted the analysis revealed that the Princeton Nurseries Development yields an annual net fiscal benefit to the Township and School District. The revenue that will be generated will substantially outweigh the per capita service costs of addressing this new population within the community at each phase of build-out.

Applicant witness sworn in by Trishka Cecil as follows:

Brian Perry, Sr. Project Manager and Vice President of Civil Engineering with Van Note-Harvey Associates. Licensed Engineer in the State of New Jersey. Holds a Bachelor and Master's degree in Civil Engineering from Villanova University and has been practicing for over 19 years

Mr. Perry was accepted by the Board as an expert witness.

**Slide 22 – GDP Exhibits**

Mr. Perry reviewed the site related exhibits related to the Princeton Nurseries GDP application which includes the environmental inventory plan, open space plan, utility & local service plan, stormwater management plan and the circulation plan.

Mr. Perry noted that all the plans are contained in the binder submitted as part of the GDP application.

Mr. Perry noted that the exhibits provide a high-level plan for the site, with details to be determined during site plan review process.

**Slide 23 – Environmental Inventory Plan**

Mr. Perry noted the plan depicts the sites natural and environmental features including vegetation, soil types, typography, environmental constraints (wetlands, buffers, and stream corridors).

Mr. Perry noted that local, state, federal approvals as required will be obtained for any disturbances impacted to the site.

**Slide 24 – Open Space Plan**

Mr. Perry stated that Open Space will be provided in accordance with ordinance section 101-141F of the Township Code. For purposes of the GDP open space is broken down into two categories of conservation areas and civic spaces.

**Slide 25 – Utility & Local Service Plan**

Mr. Perry noted the Nurseries site is well positioned for service from existing utilities including sanitary, water, electric and gas infrastructure. Mr. Perry noted at the present time sufficient utility capacity exists for future development, however, detailed designs including exact locations, individual capacity requirements and sizing will be reviewed during the site plan process as each future portion as the site is developed.

**Slide 26 – Stormwater Management Plan**

Mr. Perry noted that all future Stormwater Management facilities will conform to the New Jersey Department of Environmental Protection, Plainsboro Township and Delaware and Raritan Canal Commission Stormwater Management regulations in effect at the time of application for site plan approval. He noted Best Management Practices (BMPs) such as green infrastructure, rain gardens, vegetated swales, and dry wells are examples of design elements that may be utilized to address groundwater recharge, water quality and runoff attenuation. Mr. Perry noted that Stormwater goals for future development are and will continue to be consistent with the Princeton Forrestal Center Stormwater Management Master Plan. Mr. Perry stated that final designs for site specifics will be verified during site plan reviews.

**Slide 27 – Circulation Plan**

Mr. Perry noted the Nurseries site is well situated for both vehicle and pedestrian circulation. Access to the Nurseries site from Plainsboro will be via two entrances at signalized intersections at College Road West and Seminary Drive.

Mr. Perry noted that the traffic engineer will provide more detail.

Applicant witness was sworn in by Trishka Cecil as follows:

Karl Pehnke, PE, Vice President of Langan Traffic Engineering and Environmental Services. Registered Professional Engineer in the State of NJ and several other states.

Mr. Pehnke was accepted by the Board as an expert witness.

**Slide 28 – Circulation Plan – Traffic Impact Study**

Mr. Pehnke noted that the application includes a traffic impact study that addresses the adequacy of the roadway intersections that are anticipated to be impacted as a result of the traffic generated by the proposed development.

Mr. Pehnke noted that the study included traffic counts that were taken over several years dating back to 2016.

Mr. Pehnke noted this development will produce a more moderate flow of traffic instead of peak hour traffic flows.

Mr. Pehnke noted as a result of the analysis of the traffic study it shows reduced traffic impacts on the roadway systems and critical intersections. Going forward the study indicated adjustments that will be made to roadways and intersections which are indicated in detail in binder Appendix A, which is part of this

application. Mr. Pehnke indicated that all of the improvements will be included in the Developer's Agreement to be entered into between the applicant and the Township as a condition of this approval.

Mr. Pehnke also noted that off-street parking shall be provided in accordance with the provisions of the recently adopted PMUD Zone regulations and will be reviewed by Township staff with each site plan application.

David Manfredi, applicant's architect, (already sworn in) provided a brief summary of the application.

**Slide 29 – Project Summary**

Mr. Manfredi noted the proposed development is a true mixed use development. Mr. Manfredi noted it is not a typical subdivision with ancillary uses. The proposed project has a mix of residential, retail, office, active uses, and open space.

**Slide 30 – Project Summary**

This slide shows an illustration of what the proposed "Main Street" may look like.

**Slide 31 – 33 – GDP Phasing Schedule**

Mr. Goldman, applicant's attorney, provided a brief summary of the phasing schedule.

- First Phase – Minimum of 250 non-age restricted units including 30 affordable housing units; minimum of 100,000 square feet of commercial development.
- Second Phase – Minimum of 200 non-age restricted residential units including 28 affordable units; minimum of 150,000 square feet of commercial development.
- Third Phase – Balance of the residential units (including affordable housing) and commercial development.

Mr. Goldman noted this phasing schedule could take 15 to 19 years to complete.

**Slide 34 – Developer's Agreement**

Mr. Goldman noted this is a requirement under the ordinance. The applicant has submitted drafts of the agreement. Mr. Goldman noted it is only a draft until after

the Board approves the resolution. Mr. Goldman noted the Developers Agreement will include:

- Allocations of Uses
- Densities & Maximum Floor Area
- Traffic Agreement & Infrastructure
- Affordable Housing Obligation
- Design Guidelines
- Phasing

**Slide 35 – Approvals Requested**

Mr. Goldman noted that the applicant is seeking a General Development Plan approval to establish the conceptual framework for development, meeting all of the requirements of the Township Code.

Mr. Goldman noted the applicant is asking for a 20-year vesting period due to the complex nature of the proposed development and associated infrastructure.

Mr. Goldman noted the applicant is seeking a waiver in the provision of the Township code 85-70.9(C) where the first preliminary approval under this GDP may be permitted past the 5-year period following a GDP approval.

Ron Yake, Township Planner/Zoning Officer reviewed the Planning Board Review Memo dated August 31, 2020. Mr. Yake noted the presentation was very thorough. Mr. Yake did note that he wants to make a clarification relating to the residential density. Mr. Yake noted in the amended PMUD zone regulations it allows for non-age restricted residential development at 7.0 dwelling units per acre or 750 units, whichever is less. Mr. Yake noted as for age-restricted units it allows for 2.0 dwelling units per acre, or 200 units, whichever is less, for a total maximum of 950 residential units. The application makes reference to a total maximum of approximately 980 residential units. Mr. Yake noted that the applicant will have to amend the application as it relates to this because it does not comply with the amended PMUD zone requirements.

**BOARD COMMENTS:**

Richard Keevey, Board member, commented on the Traffic Analysis specifically the statement made in reference to “reduced impact compared to what it could have been”. Mr. Keevey asked for a clarification of this statement. Mr. Pehnke noted the traffic study addresses the full build-out of the proposed development. The improvements that have been developed to date and the future improvements proposed will accommodate those traffic flows as presented and included in the traffic analysis.

Deborah Westbrook, Board member, concerned about traffic. Mr. Pehnke stated as part of the application package there are tables that provide the traffic projections at all times during the day. Deborah Westbrook stated she is excited about this project but has one observation regarding Forrestal Village which is a similar project and feels it has been underused. She stated Forrestal Village is cited as one of the 15 dead malls in New Jersey. Ms. Westbrook noted she feels the difference in the proposed nurseries site is the residential uses which will be built around the other uses. The applicant stated yes that is the big difference.

Joseph Greer, Board member, noted the overall timing of the project and asked if over time will the size of the project shrink or enlarge over this period of time. The applicant stated no the ordinance regulations are very specific in relation to the residential maximums.

Arthur Lehrhaupt, Board chairman, noted in reference to the residents at the neighboring community, Barclay Square. He feels they should have an easy access to the proposed site. Mr. Goldman noted the applicant is planning, with agreement from Barclay Square, connections and pathways as part of the proposed plan.

**PUBLIC COMMENT:**

Jane Black, resident of The Windrows, 2232 Windrow Drive and president of the Board of Trustees as The Windrows was sworn in by Trishka Cecil.

Ms. Black stated a few concerns with the proposed project:

- Noise & construction traffic
- Seminary Road traffic concern (volume of traffic)
- Paving of College Road West (will applicant consider paving it)

Mr. Goldman, applicant's attorney, noted with respect to the noise and construction traffic it is hard to determine this until we have a developer for the project. At which time they will come before the Planning Board with the construction details.

Mr. Emmich noted that College Road West is a private owned road and the applicant cannot agree to pave it. Mr. Emmich noted the University did pave a portion of the road. Mr. Emmich noted the applicant cannot guarantee to this paving but as site plan applications come along we will work with them to see what can be done.

Mr. Emmich said in regards to Seminary Road and Evergreen Drive he understands the concern and asked the traffic engineer to elaborate. Mr. Pehnke, traffic engineer, stated that with the addition of a traffic light and some

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other geometric improvement such as a turning lane, etc. it will elevate the current traffic problems at that roadway.

There being no further comments from the Board or members of the public it was MOVED by KEEVEY and seconded by GREER to close the public hearing.

**ROLL CALL:**

Kiernan - yes	Westbrook (alt #2) - yes	Doshi (Alt#1) - absent
Yates - yes	Lehrhaupt - yes	Agarwal - yes
Keevey - yes	Cantu - yes	Kumar - yes
Greer - yes		

Trishka Cecil, Board attorney, reviewed the draft resolution making reference to the correction the applicant needs to make on the residential densities as discussed by Ron Yake. The Planning Board review memo will be attached to the resolution.

Mr. Cantu, Board member, stated this is a very important project which will greatly benefit the community. He noted it has been several years' worth of effort and would like to thank the Planning Board, staff, and professionals.

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

**ROLL CALL:**

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

There being no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,



Deborah A. Dudek  
Board Secretary

Unless signed above, these minutes have not been approved.