

WEST WINDSOR DEVELOPMENT REVIEW BOARD
Tuesday, December 04, 2018
Minutes

Members present: Jane Hoisington, Shannon Harrington, Bruce Boedtger and Barbara Truex
Others: Seth Warren, Gary Burke, Lauren Stevens Tom Kenyon Win Johnson and Deb Shearer

- 1) Call to Order: Chair Shannon Harrington called the meeting to order at 6:34 PM
- 2) Changes or Addition to Agenda – None
- 3) Announcements/Public Comment–Win wanted to let the DRB know if they needed any changes in current budget, December was the time to submit it to the SB.
- 4) Discuss Gary Burke property questions– Seth Warren, address the board as he is representing Gary for the sale of his property. Gary’s property, across from the Town Garage has been used since 1950’s as a commercial enterprise even though it is in the Secondary Growth Zoning District, which limits commercial uses within the district. He believes the highest and best use for the property is for it to continue as a commercial entity. According to the zoning regulations the property is non-conforming to the district and therefore its use is restricted. Seth believes these restrictions make buyers wary, and inquired as to what steps needed to be taken to remedy the situation. Barbara asked about the plan for the Town to possibility purchase property to be used to relocate the sand pile and also as a future location for an emergency services building as per the Town Plan. Win explained that in March the residents will have the opportunity to vote up or down as to the properties purchase for town use. Seth asked what the burden of proof would be for a grandfathered use to survive the sale. The Board would recommend a concept review—a plan would need to be submitted for review with a preliminary discussion, but there would need a concrete plan to evaluate before they even have a preliminary discussion. Tom added it is always good approach the neighbors with the plan first, an if a project application is at first denied by the ZA or DRB, it can always be appealed to the Environmental Court.
- 5) Discuss signage and traffic flow for Brownsville Butcher &Pantry: Mistakenly, footings for a free standing sign were poured in the wrong location. When this was discovered, the ZA asked the BB&P to wait to erect the sign and deal with the location change after the store was opened, rather than risk delay the opening of the store. Lauren is now checking back in with the Board for further discussion. After research, Deb thinks the location where the footings are currently in the State right-of-way, if so the sign placement becomes a State matter. Lauren also asked about making the sign larger than what was originally permitted at the signmakers suggestion. The Board discussed their concern about large signs blocking sightlines for traffic entering onto Rte 44 on either side. There had been previous conditional use granted for many different sign over the years, so there may be president. Shannon suggested a new hearing fee could be waived if the BB&P wanted a larger sign than previously permitted. Traffic flow During the open house and shortly after opening it was noted that the parking lot was overflowing. The Board noted there was one more parking

space than what is required and suggested that perhaps the middle parking space closest to the road could be eliminated to improve site lines and it would also make the one-way flow arrows (Lauren said they would be painted as weather and temperature allow) more apparent. So they could eliminate one space and still be in compliance with the regulations.

- 6) Housekeeping-CU application form: There is currently a separate zoning application for subdivisions but not a standard Conditional Use application. After discussion, Deb said she will create a checklist for the DRB to further refine at another meeting. Alternate to ZA the Board agreed there is currently no alternate if the ZA had a conflict of interest. They agreed with the Planning Commission's decision that an alternate should be appointed. DRB term review: Dick and Shannon's terms are expiring at the end of the month. **Shannon moved to recommend to the SB that Dick Beatty serve another term. Barbara seconded, and the motion passed unanimously. Barbara recommended Shannon to serve another term as Chair. Jane seconded, and the motion passed with Shannon abstaining.**
- 7) Other Business-None
- 8) Approve Minutes: **Bruce moved to approve the July 10th minutes as written. Shannon seconded, and the motion carried with Barbara abstaining.** The Board passed over approval of the August 21st and Barbara noted the June 12 minutes still need approval as well.
- 9) Adjourn: **Shannon moved to have the meeting adjourn. Bruce seconded, and the meeting unanimously adjourned at 8:26 PM**

Respectfully Submitted,

Deb Shearer