

## WEST WINDSOR PLANNING COMMISSION

Draft Minutes  
September 12, 2013

Present: Barbara Truex, Arthur Steinberg, Elvin Kaplan, Mark Isenberg, Martha Harrison, Tom Kenyon

1. Call to Order – Planning Commission Chair Barbara Truex called the meeting to order at 10:30 AM.
2. Changes or Additions – None
3. Public Comment – Tom Kenyon asked the Planning Commission (PC) if they have addressed the effect on housing in West Windsor if the ski area does not reopen. Barbara said the closing of the ski area has flooded the market with low to moderate income housing. Mark noted the increased enrollment at the local elementary school. Tom asked if the Town Plan encourages a “four season” resort. The PC said yes. Tom said it’s possible that the town may attempt to acquire the land on which the ski trails are located.
4. Town Plan Chapter 10 (Housing) - Barbara asked about the wisdom of allowing smaller lots in the village at a time when we’re already experiencing increased school enrollment from the drop in value of the condominiums. Mark said one reason was to facilitate affordable housing for seniors who want to remain in the community. Elvin said when the ski area was open, there was a need for employee housing. After discussion, the PC agreed to revise Recommendation #1 as follows: “Consider amending zoning regulations to accommodate smaller residential lots at the eastern end of the Primary Growth Village district...” The PC asked Martha to condense the paragraph concerning “land only” lots. Martha noted that we may no longer need to have “attracting young families” as a goal since the increase in affordable rental units seems to have accomplished that goal. The PC agreed to soften the language in that regard. Arthur suggested simplifying the paragraph about affordable mortgage payments for families earning the median income. The PC agreed. There was brief discussion about Act 16 and the lack of related guidance from the state.
5. Minutes – August 15<sup>th</sup>: **Mark moved the approval of the minutes of August 15<sup>th</sup>. Arthur seconded the motion, which passed unanimously.**
6. Other Business – The PC agreed to meet again on Tuesday, October 29<sup>th</sup> at 10:30 AM to review Chapters 9 and 10.
7. Adjourn – **Mark moved to adjourn at 11:10 AM. Elvin seconded the motion, which passed unanimously.**

Respectfully submitted,

Martha Harrison