

West Windsor Township Planning Board
Regular Meeting Minutes August 19, 2020

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
August 19, 2020

The Regular meeting of the Planning Board was called to order at 7:14 pm on Wednesday, August 19, 2020 by Chairman O'Brien in Senior Center Building at the Municipal Complex.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Hemant Marathe, Mayor
Anis Baig
Linda Geevers
Curtis Hoberman
Michael Huey
Jyotika Bahree, Alt. #2

ABSENT: Michael Karp, Vice-Chair
Sue Appelget
Simon Pankove
Allen Schectel, Alt. 1

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq.
David Novak, PP, Planner
James Kochenour, PE, Traffic Engineer
Christopher Jepson, PE, Environmental Consultant
Ian Hill, PE, Engineer
Sam Surtees, Land Use Manager and Zoning Officer

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the township bulletin board and filed with the Municipal Clerk on August 11, 2020.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE: There was no public comment on non-Agenda items.

MINUTES:

May 27, 2020 – Amendments were cited by Attorney Mueller.

Mr. Hoberman made a motion to approve the May 27, 2020 minutes, as amended; seconded by Ms. Geevers. Passed by voice vote. Abstention(s) by: Mr. Huey and Mayor Marathe.

July 8, 2020

Mr. Hoberman made a motion to approve the July 8, 2020 minutes; seconded by Mr. Baig. Passed by voice vote. Abstention(s) by: Mr. Huey and Ms. Geevers.

July 22, 2020 – Clarification was requested by Attorney Mueller.

Mr. Baig made a motion to approve the July 22, 2020 minutes; seconded by Ms. Geevers. Passed by voice vote.

LIAISONS REPORTS:

Environmental Commission: Mr. Baig reported they had issues with Zoom at the last meeting, so the meeting was not held. The next meeting is scheduled for next week.

Affordable Housing: Mr. Schectel was absent. Mr. Surtees said he hadn't heard anything. Ms. Geevers stated they had not met, but they do correspond by email when an application is received.

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APPLICATIONS:

PB17-10 **Windsor Oaks Amended**
Amended Preliminary/Final Subdivision
Block 34, Lot 4 – 1203 Windsor Road
Property Zoned: RR/C District (rural residential/conservation)
MLUL: 8/19/2020

The applicant is seeking amended preliminary and final subdivision approval for a project with two lots in West Windsor that straddles the municipal boundaries with Robbinsville, located along Windsor Edinburg Road. The project will be accessed via a private cul-de-sac road, serving the project in West Windsor and Robbinsville. An additional four building lots and related improvements to be located in Robbinsville will be subject to all appropriate approvals by that municipality.

Gary Forshner, Attorney representing the applicant, gave an overview of the project. Attorney Muller confirmed that publication and service were in order and the Planning Board has jurisdiction. Present to testify on behalf of the applicant and sworn-in:
Chris Nusser, PE, PLS, PP – Sr. Project Manager

The 8.86 acres of the parcel in West Windsor will consist of two residential lots of 3.40 and 4.28 acres with remaining 1.18 acres being used for private roadway to be serviced by a homeowners association. To ensure adequate fire protection a 30,000 gallon water tank will be provided and maintained by the HOA.

The Township's Planning Board Professionals' reports were reviewed.
David Novak, PP, AICP, Planner, dated August 11, 2020
Ian Hill (For Francis Guzik), PE, CME, Engineer, dated August 11, 2020
James Kochenour, PE, PP, Traffic Engineer, dated August 10, 2020
Dan Dobromilsky, LLA, PP, LTE, Township Landscape Architect, dated August 11, 2020 (Absent - No concerns)
Christopher Jepson, PE, Environmental Consultant, dated August 10, 2020
Timothy Lynch, Emergency Services, dated August 11, 2020 (Absent – Stated by Chairman O'Brien)

There was no comment from the public. Ms. Geevers made a motion to close the meeting for public comment; seconded by Mr. Huey. Passed by voice vote.

Mr. Hoberman made a motion to approve the application with waivers and conditions as outlined by Attorney Muller; seconded by Mr. Baig.
Aye: Bahree, Huey, Hoberman, Geevers, Baig, Marathe, O'Brien
Nay: None
Abstain: None
Absent: Schectel, Pankove, Appelget, Karp
Not Voting: None

With no further business, Chairman O'Brien adjourned the meeting at 8:56 pm.

Respectfully submitted,
Cynthia Dziura, Recording Secretary