

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
DECEMBER 9, 2020

The Regular meeting of the Planning Board was called to order at 7:02 pm by Chairman O'Brien in the 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
Jyotika Bahree, Alt. #2

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

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq.
David Novak, PP, Planner
Frank Guzik, PE, Engineer, Township Engineer
Jeff L'Amoreaux, PE, Traffic Engineer, Arora Associates
Dan Dobromilsky, LLA, Landscape Architect
Chris Jepson, Environmental Consultant
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 December 1, 2020.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chairman O'Brien announced that an email was received from Mr. Huey that he would not be continuing on the Planning Board. Mr. Huey was not present, but he will be thanked for his service.

CONSENT AGENDA -- MINUTES: Since a majority of the board members are absent, consideration of adoption of the minutes of September 23, 2020, October 14, 2020, and October 28, 2020 meetings are being deferred to the January 13, 2021 meeting.

ORDINANCE REVIEW ON REFERRAL FROM TOWNSHIP COUNCIL

Ordinance 2020-24 – Amending bulk and use standards of ROM-3 District

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY MODIFYING PROVISIONS PERTAINING TO THE ROM-3 INDUSTRIAL DISTRICT – (Research, Office, Limited Manufacturing.)

A memorandum dated November 23, 2020 was received from Planning Board Planner Novak on the summary of changes to the Ordinance. Discussion/comments were given by Ms. Geevers. Messrs. Novak and Surtees responded.

Mr. Hoberman made a motion with respect to Township Ordinance 2020-24 as submitted to the Planning Board noting that it is consistent with the Land Use Element of the Master Plan and recommends adoption by the Township Council; seconded by Ms. Bahree.

Roll Call:

Aye –Bahree, Hoberman, Geevers, Marathe, O'Brien

Nay: None

Abstain: None

Absent: Schectel, Pankove, Huey, Baig, Appelget, Karp

Not Voting: None

Ordinance 2020-25 – Establishment of PCD (Planned Commercial District)

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) BY CREATING THE PLANNED COMMERCIAL DISTRICT (PCD).

A memorandum dated November 18, 2020 was received from Planning Board Planner Novak on the summary of changes to the Ordinance. Discussion/comments were given by Chairman O'Brien and Ms. Bahree. Planner Novak responded.

Ms. Bahree made a motion with respect to Township Ordinance 2020-25 as submitted to the Planning Board noting that it is consistent with the Master Plan and recommends adoption by the Township Council; seconded by Ms. Geevers.

Roll Call:

Aye –Bahree, Hoberman, Geevers, Marathe, O'Brien

Nay: None

Abstain: None

Absent: Schectel, Pankove, Huey, Baig, Appelget, Karp

Not Voting: None

Attorney Muller will notify the Township Clerk of the Planning Board's recommendation of adoption of these ordinances and finding of Master Plan consistency.

RESOLUTIONS

PB17-10AM Windsor Oaks – Amended Preliminary/Final Major Subdivision, Block 34, Lot 4

Chairman O'Brien reviewed two changes that were made on the originally distributed resolutions. Copies of the corrected resolutions were emailed to the Board members.

Mr. Hoberman made a motion to approve Planning Board Resolution PB 17-10 Amended; seconded by Ms. Geevers.

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Roll Call:

Aye –Bahree, Hoberman, Geevers, Marathe, O’Brien

Nay: None

Abstain: None

Absent: Schectel, Pankove, Huey, Baig, Appelget, Karp

Not Voting: None

PB19-15 Princeton Executive Park – Preliminary/Final Major Subdivision, Block 9, Lots 12.01 and 12.03 and Block 9.03, Lot 12.02

Chairman O’Brien reviewed changes that were made to this resolution. These changes will be reflected in the final resolution.

Mr. Hoberman made a motion to approve Planning Board Resolution PB 19-15; seconded by Ms. Geevers.

Roll Call:

Aye –Hoberman, Geevers, Marathe, O’Brien

Nay: None

Abstain: None

Absent: Schectel, Pankove, Huey, Baig, Appelget, Karp

Not Voting: Bahree

The next Regular meeting (beginning with re-organization) is scheduled for January 13, 2021.

With no further business, Chairman O’Brien adjourned the meeting at 7:31 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary