

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
June 2, 2021

The Regular meeting of the Planning Board was called to order at 7:04 pm by Chairman O'Brien in the Senior Center Building at the Municipal Complex.

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 May 26, 2021.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Michael Karp, Vice-Chair
Hemant Marathe, Mayor
Anis Baig
Linda Geevers
Curtis Hoberman
Allen Schectel
Jyotika Bahree, Alt. #1

ABSENT: Sue Appelget
Simon Pankove
Saju Joseph, Alt. #2

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq., Attorney
David Novak, PP, Planner
Jeffrey L'Amoreaux, PE, Traffic Engineer
Sam Surtees, Land Use Manager and Zoning Officer

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There was no public comment on non-Agenda items.

MASTER PLAN WORK SESSION

Draft Circulation Plan Element of the West Windsor Township Master Plan
(continued from 2/24/21, 3/3/2021 & 3/10/21)

Chairman O'Brien announced that adoption of Plan will tentatively be July 7, 2021. The Planning Board members reviewed, discussed, and made changes to the draft version of the Plan.

In addition to numerous editorial revisions, the Board considered a new section (5.6) that addresses improvement of various intersections; a new sub-section (5.3.5) that pertains to the proposed roadway on the Atlantic Realty property adjacent to Quakerbridge Road; and a new sub-section (5.7.2) that adds a new connection between Nassau Park and Pavilion shopping center and Canal Pointe Boulevard for mass transit vehicles.

Alison Miller of 41 Windsor Drive, Andrea Mandel of 46 Ellsworth Drive and West Windsor Council President, and John Church of 11 Princeton Place (Zoning Board member not speaking on behalf of the Zoning Board) made several comments/asked questions throughout the discussion. In Public Comment, they spoke about roundabouts vs. a traffic circles, milling vs. paving, bike lanes, high speed and traffic areas, and school crosswalks.

Attorney Muller stated that all Board Members may vote once the hearing starts on the Master Plan, regardless if they missed any previous work sessions.

ORDINANCE REFERRAL FROM TOWNSHIP COUNCIL – Review of Ordinance 2021-11. Add Section 200-236 Cannabis Prohibited Use.

Chairman O’Brien said there was not enough specificity pertaining to the new statute, so the Township was going to opt-out temporarily until the State’s rules and regulations are published. The current land use code indicates no cannabis usage anywhere in the Township. Council will revisit at a later time.

Ms. Geevers made a motion that the Planning Board has no objection to approving Section 4 of Ordinance 2021-11 and notes that it is consistent with the Master Plan; seconded by Mr. Baig.

Roll Call:

Aye –Bahree, Schectel, Hoberman, Geevers, Baig, Marathe, Karp, O’Brien

Nay: None

Abstain: None

Absent: Joseph, Pankove, Appelget

Not Voting: None

LIAISON REPORTS

Environment Commission – Given by Liaison Mr. Baig

At the May 13, 2021 Environmental Commission Meeting, two West Windsor Girl Scouts gave a presentation of their projects on organic gardening and pollinator garden for which they received their Gold Awards. Elliot Gordon and two green team volunteers, Paula Bal and Angela Castana, described a plan for a new pollinator garden at the West Windsor Community Park. The reusable bag project continues. Environmental Committee Chairman Ephraim Buhks reported on the Zoom program of Greening Together 2021 events sponsored by Mercer County Sustainable Coalition. The events covered Climate Change, Zero Waste, EV Transportation, Stormwater Management--Green Infrastructure, and Spotted Lanternflies. West Windsor Girl Scouts gave presentations on Recycling, Composting, Organic Gardening, and Pollinator Garden.

Affordable Housing Committee – The Liaison, Mr. Joseph, was not present to give a report.

Ms. Geevers stated that the Affordable Housing Committee will be meeting tomorrow night. They will be reviewing/discussing a draft amendment of an ordinance on Affordable Housing regarding how units are going to be dispersed and interspersed in developments. It will be reported on at a future meeting.

MINUTES: Pulled from Consent Agenda.

April 7, 2021

Ms. Geevers made a motion to approve the April 7, 2021 minutes with one change; seconded by Mr. Schectel.
Approved by voice vote. Abstention(s) by: Mr. Karp.

MINUTES:

April 21, 2021

Mr. Hoberman made a motion to approve the April 21, 2021 minutes with two changes; seconded by Ms. Geevers.
Approved by voice vote. Abstention(s) by: Ms. Bahree, Mr. Baig, Mr. Karp.

The minutes will be amended by the Recording Secretary and the final version will be forwarded to the Administrative Secretary.

RESOLUTIONS:

PB20-10 Teachers Insurance and Annuity Association of America (Market Fair) for Minor Site Plan Approval (New Comprehensive Signage) with Waivers

Ms. Bahree made a motion to approve Planning Board Resolution PB 20-10; seconded by Mr. Hoberman.

Roll Call:

Aye: Bahree, Hoberman, Baig, Marathe, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Pankove, Appelget

Not Voting: Schectel, Geevers, Karp

PB20-11 Teachers Insurance and Annuity Association of America (Market Fair) for Minor Site Plan Approval with Waivers

Mr. Hoberman made a motion to approve Planning Board Resolution PB 20-10; seconded by Mr. Baig.

Roll Call:

Aye: Bahree, Hoberman, Baig, Marathe, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Pankove, Appelget

Not Voting: Schectel, Geevers, Karp

The next Regular meeting is scheduled for June 9, 2021.

With no further business, Chairman O'Brien adjourned the meeting at 10:09 pm.

Respectfully submitted,
Cynthia Dziura
Recording Secretary