

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
December 15, 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 on December 8, 2021.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Michael Karp, Vice-Chair
Sue Appelget
Linda Geevers
Curtis Hoberman
Simon Pankove
Allen Schectel

ABSENT: Hemant Marathe, Mayor
Anis Baig
Jyotika Bahree, Alt. #1
Saju Joseph, Alt. #2

TOWNSHIP CONSULTANT STAFF

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

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

There were no comments received from the Chairman or members of the public.

CONSENT AGENDA -- MINUTES:

Attorney Muller asked that the Minutes of August 25, 2021, September 22, 2021, and October 6, 2021 be removed from the Consent Agenda.

Mr. Pankove made a motion to approve the Consent Agenda (Minutes of November 3, 2021 and November 10, 2021); seconded by Ms. Geevers. Approved by voice vote. Abstention(s) by: Mr. Schectel.

August 25, 2021

Mr. Pankove made a motion to approve the August 25, 2021 minutes, as amended with the three cited changes; seconded by Ms. Geevers. Approved by voice vote. Abstention(s) by: Mr. Schectel and Ms. Appelget.

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September 22, 2021

Mr. Pankove made a motion to approve the September 22, 2021 minutes, as amended with the cited changes; seconded by Ms. Geevers. Approved by voice vote. Abstention(s) by: Mr. Schectel and Ms. Appelget.

October 6, 2021

Mr. Hoberman made a motion to approve the October 6, 2021 minutes, as amended with the cited changes; seconded by Mr. Schectel. Approved by voice vote. Abstention(s) by: Mr. Pankove and Ms. Appelget.

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

RESOLUTIONS:

PB18-06 AMENDED Ellsworth Realty Associates, LLC

Mr. Pankove made a motion to approve Planning Board Resolution PB18-06 with amendments as cited; seconded Ms. Geevers.

Roll Call:

Aye: Pankove, Geevers, Appelget, Karp, O'Brien

Nay: None

Abstain: Schectel, Hoberman

Absent: Joseph, Bahree, Baig, Marathe

LIAISON REPORTS

Chairman O'Brien announced that both the liaisons for the Environmental Commission and the Affordable Housing Committee were not present to give a report. Also, the Affordable Housing Committee has not met since the last report was given.

MASTER PLAN

Draft Circulation Plan Element of the West Windsor Township Master Plan. Attorney Muller stated that notice was given for the Public Hearing and the Planning Board has jurisdiction.

Attorney Muller swore-in Planner Novak, Traffic Engineer L'Amoreaux, and Engineer Guzik.

Planner Novak explained the purpose of this document, then addressed the comments received from the County. The Planning Board members reviewed, discussed, and made additional changes.

Comments were received from the following members of the public:

Alison Miller, 41 Windsor Drive: Ms. Miller commented on Canal Point Boulevard and Clarksville Road and said these should be discussed with the County Planning Board. She also commented that Ward Road should be connected to the Birchwood neighborhood.

Silvia Ascarelli, 27 Melville Road: Ms. Ascarelli thanked the Board for the bicycle signage and wayfinding signs.

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Anne Clifton, 18 Galston Drive: Ms. Clifton commented on the importance of walking and biking in the Township and thanked the Board.

Joshua Mandell, 112 Biscayne Court: Mr. Mandell was excited to see the Master Plan on bicycle routes. He said some of these routes are easier to ride on than others.

Vice-Chairman Karp made a motion to adopt the Draft Circulation Plan Element of the West Windsor Township Master Plan dated November 12, 2021 as amended with further changes; seconded by Ms. Geevers.

Aye: Schectel, Pankove, Hoberman, Geevers, Appelget, Karp, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Bahree, Baig, Marathe

MASTER PLAN

Draft Utility Plan Element of the West Windsor Township Master Plan. Attorney Muller stated that notice was given for the Public Hearing and the Planning Board has jurisdiction.

Planner Novak gave a brief introduction and background on the Element. The Planning Board members reviewed, discussed, and made changes.

There were no comments received from the public.

Mr. Hoberman made a motion to adopt the Draft Utility Plan Element of the West Windsor Township Master Plan dated November 12, 2021 as amended with certain discussed changes; seconded by Mr. Schectel.

Aye: Schectel, Pankove, Hoberman, Geevers, Appelget, Karp, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Bahree, Baig, Marathe

The next meeting is scheduled for January 12, 2022.

With no further business, Chairman O'Brien adjourned the meeting at 8:51 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary