

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
October 26, 2022

The Regular meeting of the Planning Board was called to order at 7:00 pm by Vice-Chairman Hoberman 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 October 14, 2022.

**ROLL CALL AND DECLARATION OF QUORUM**

Curtis Hoberman, Vice-Chairman  
Hemant Marathe, Mayor  
Andrea Mandel, Councilwoman  
Sue Appelget  
Jyotika Bahree  
Simon Pankove  
Allen Schectel

**ABSENT:** Michael Karp, Chairman  
Anis Baig  
Robert Loverro, Alt. #1  
Vacant, Alt. #2

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney, Law Offices of Gerald Muller, PC  
David Novak, PP, Planner, Burgis & Associates

Sam Surtees, Land Use Manager and Zoning Officer

**LIAISON REPORTS**

Environmental Commission – Report given by Councilwoman Mandel  
Councilwoman reported that West Windsor Township has received the Sustainable Jersey Silver certification. She thanked the many volunteers. She also reported on the October 13, 2022 meeting.

Affordable Housing Committee – Report given by Mr. Schectel.  
Mr. Schectel said the Committee has not met since the last report was submitted.

**MASTER PLAN PUBLIC HEARING**

**Community Facilities Plan Element of the Master Plan – Draft 2, dated October 5, 2022**

Attorney Muller announced that the notice of publication and service were in order and the Board has jurisdiction. Planning Board Planner Novak was sworn-in by Attorney Muller.

Planner Novak gave a background, description of the purpose, and overview of the Community Facilities Plan. Each section of the Plan was reviewed by the Planning Board members. Several amendments/additions will to be incorporated into the Plan.

Vice-Chairman Hoberman opened the meeting for public comment on the Community Facilities Plan Element of the Master Plan.

ANNE CLIFTON, 18 Galston Drive: Ms. Clifton asked if the Houses of Worship will be contacted regarding the recommendation.

MICHAEL TAS, 17 Millbrook Drive: Mr. Tas asked what the purpose is of this document. Planner Novak responded that it is a guidebook that identifies what the Township of West Windsor Township projects/aspires to do in the future (a wishlist). Mr. Tas inquired about a third fire station and how future housing will affect the schools.

SYLVIA ASCARELLI, 27 Melville Road: Ms. Ascarelli inquired about the increased time needed for police responders to complete their reports. Planner Novak responded because of improved technologies and state requirements, more time is required. Ms. Ascarelli asked what the aspiration is in Section 4.2 for additional staff. Planner Novak responded allocation of funds to hire would be by Township Council.

MICHAEL TAS, 17 Millbrook Drive: Mr. Tas recommended that on Page 25 of the Plan, the Township elaborate on the reason for the drastic increase of hours spent on completing the incident reports.

MICHAEL McMAHON, LT. West Windsor Police Department: Lt. McMahon said there are several reasons why the resolution of time to respond, manage, and conclude the incident has increased. For instance, security camera review, mental health crisis control, de-escalation measures at the incident, and reporting requirements using modern technology.

Vice-Chairman Hoberman closed the public comment portion of the meeting.

Mr. Pankove made a motion to adopt the Community Facilities Plan Element of the Master Plan, as amended with changes discussed; seconded by Mr. Schectel.

Roll Call:

Aye: Bahree, Schectel, Pankove, Appelget, Mandel, Marathe, Hoberman

Nay: None

Abstain: None

Absent: Loverro, Baig, Karp

Not Voting: None

#### **CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Vice-Chairman Hoberman opened the meeting to public comment on non-agenda and non-pending application items.

JOHN CHURCH, 11 Princeton Place: Mr. Church said he watched the Zoom session of Mercer County Planning Board. The warehouse application not complete because resolution of memorialization has not yet been adopted. They may

need to have special meetings because application is so involved. The public can comment at those meetings. Vice-Chairman Hoberman announced that the memorialization of the resolution is scheduled for next Wednesday night.

BOB SANDERS, 295 Cranbury Road: Mr. Sanders stated that they are trying to preserve their farm. He asked how it could be removed as a future school site. Planner Novak said the Township reached out to the School District, but they want to keep it in the plan. Planner Novak said the school has to say they are not interested in order to consider it as preserved farmland. Mr. Surtees said that if he wanted to sell the land to a developer, the School District would have a certain amount of time to negotiate. Mr. Surtees explained the State Agricultural Advisory Committee statute and use of federal/state funding. Mayor Marathe said he would also speak to the School Board. The Hunter Farm is also a potential school acquisition site.

There were no other comments. A motion was made by Mr. Pankove to close the meeting to the public; seconded by Mr. Baig. Voice Vote: All Aye.

**ADJOURNMENT**

With no further business, a motion was made by Mayor Marathe to adjourn the meeting at 9:15 pm. Voice Vote: All Aye.

The next Regular meeting is scheduled for November 2, 2022.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary