

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
April 20, 2022

The Regular meeting of the Planning Board was called to order at 7:01 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 April 14, 2022.

**ROLL CALL AND DECLARATION OF QUORUM**

Gene O'Brien, Chairman

Michael Karp, Vice-Chairman

Hemant Marathe, Mayor

Andrea Mandel, Councilwoman

Sue Appelget (left meeting at 7:35 pm)

Curtis Hoberman

Simon Pankove

Allen Schectel

**ABSENT:** Anis Baig  
Jyotika Bahree, Alt. #1  
Robert Loverro, Alt. #2

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney

David Novak, PP, Planner

Jeffrey L'Amoreaux, PE, Traffic Engineer

Kevin McManimon, Redevelopment Attorney with McManimon, Scotland and Baumann

Sam Surtees, Land Use Manager and Zoning Officer

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Chairman O'Brien read an excerpt from a letter received from the Legislature acknowledging the Township's 225<sup>th</sup> anniversary. Councilwoman Mandel announced there are several events being held in commemoration of the anniversary.

There were no comments from the public.

**MINUTES:**

March 23, 2022

Ms. Appelget made a motion to approve the March 23, 2022 minutes; seconded by Mr. Pankove. Approved by voice vote. Abstention(s): Karp & Schectel

The adopted minutes will be forwarded to the Administrative Secretary.

**LIAISON REPORTS**

Environmental Commission: Mr. Baig was not present to give a report.

Affordable Housing Committee: Chairman O'Brien reported that the Affordable Housing Committee has not met yet this month.

**ORDINANCE REFERRAL FROM TOWNSHIP COUNCIL:**

**Ordinance 2022-03 – Section 200-203 (B-3 District Amendment)**

AN ORDINANCE AMENDING CHAPTER 200 LAND USE; PART 4, ZONING ARTICLE XVIII, REGULATIONS FOR BUSINESS DISTRICTS, SECTION 200-203, B-3 BUSINESS DISTRICT (RETAIL NODE) USE, BULK AND AREA REGULATIONS, ITEM C; AND ELIMINATING ITEM F WITHIN THIS SECTION.

Planner Novak and Traffic Engineer L'Amoreaux gave a description of the ordinance which will increase the permitted floor area ratio (FAR) of the B-3 District.

After discussion by the Planning Board Members, was meeting opened to the public for comment.

GUY PIERSON, 241 Fisher Place: Mr. Pierson asked how this effects taxes. There was discussion on the history of the site and how it was originally approved to be an ice-skating rink. Mr. Surtees clarified that the developer returned to the Planning Board and the original approval was amended.

There were no further comments from the public.

Mr. Schectel made a motion that Township Ordinance 2022-03, as submitted to the Planning Board, is consistent with the Master Plan, and recommends adoption by the Township Council; seconded by Mr. Pankove.

Roll Call:

Aye: Schectel, Pankove, Hoberman, Appelget, Mandel, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Loverro, Bahree, Baig

Not Voting: None

Attorney Muller will submit a memorandum to the Township Clerk advising the Township Council of the action taken tonight by the Planning Board.

**PUBLIC HEARING**

Preliminary Investigation by Burgis Associates, Inc. into potential redevelopment area designation for area including Block 5 and the portion of Lot 8.05 that is currently zoned R&D (approximately 150 acres) pursuant to Township Council Resolution 2021-R-203.

7:35 pm -- At this time, Ms. Appelget recused herself from the hearing.

Kevin McManimon, Redevelopment Attorney with McManimon, Scotland and Baumann stated that the public Hearing was noticed and the Planning Board has jurisdiction. Attorney McManimon then swore-in Township Planner Novak and he was qualified as an expert witness.

Planner Novak stated his office conducted a Study (draft dated 3/3/2022) on the property. He presented background information and gave an explanation on what criteria is required to declare the area in need of redevelopment. If the Planning Board agrees with Mr. Novak's recommendation, it is the Board's responsibility to give recommendation to the governing body to declare the property as an area in need of redevelopment.

The public hearing commenced. There were several questions and comments by the Planning Board members.

Councilwoman Mandel made a motion to accept Planner Novak's draft Report/Study dated 3/3/2022 and submit it into the record and as part of the hearing; seconded by Vice-Chairman Karp. Voice Vote – All Aye.

Chairman O'Brien opened up the hearing to the public:

GUY PIERSON, 241 Fisher Place: Mr. Pierson said that the property owners let the buildings get in disrepair. He feels upgrades, including the ADA elevator upgrades, should have been performed. He said the Township's Construction Department did not follow-up on keeping these facilities up to code.

STEVE PERNA, President of Integrated Systems and Solutions Division, SRI: Mr. Perna stated that design of this facility does not fit the type of work done today.

CHRISTOPHER TARR, Attorney representing Princeton University: Attorney Tarr stated that the University is not opposed to the area in need of development. He gave some background information on the geographic area of the project, zoning, and the General Development Plan (GDP) which was approved the Planning Board in 2007. The University expects the Redevelopment Plan to be consistent with the GDP.

Councilwoman Mandel asked Redevelopment Attorney McManimon to provide Township Council more information about the GDP. Redevelopment Attorney McManimon said the GDP does not interfere with the adoption of the area of need of redevelopment designation.

GUY PIERSON, 241 Fisher Place: Mr. Pierson said originally there were three (3) phases in the development, but phase 3 couldn't be done until the Penns Neck by-pass was completed. (This is shown in the Circulation Plan.)

Mr. Pankove made a motion to close the public hearing; seconded by Vice-Chairman Karp. Voice Vote – All Aye.

Mr. Pankove made a motion to recommend to Township Council that potential redevelopment area Block 5 and the portion of Lot 8.05 does meet the criteria for area in need of redevelopment; seconded by Vice-Chairman Karp.

Roll Call:

Aye: Schectel, Pankove, Hoberman, Mandel, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Loverro, Bahree, Baig

Not Voting: None

Recused: Appelgate

West Windsor Township Planning Board  
Regular Meeting Minutes April 20, 2022

Redevelopment Attorney McManimon will submit a memorandum to the Township Clerk advising the Township Council of the Planning Board's determination.

The next Planning Board Meeting is scheduled for April 27, 2022. With no further business, Chairman O'Brien adjourned the meeting at 8:40 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary