

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
May 18, 2022

The Regular meeting of the Planning Board was called to order at 7:03 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 May 12, 2022.

**ROLL CALL AND DECLARATION OF QUORUM**

Gene O'Brien, Chairman

Michael Karp, Vice-Chairman

Hemant Marathe, Mayor

Andrea Mandel, Councilwoman

Sue Appelget

Anis Baig

Curtis Hoberman

Simon Pankove

Robert Loverro, Alt. #2

ABSENT: Allen Schectel

Jyotika Bahree, Alt. #1

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney

David Novak, PP, Planner

Francis Guzik, PE, Township Engineer

Dan Dobromilsky, LLA, Township Landscape Architect

Jeffrey L'Amoreaux, PE, Traffic Engineer

Chris Jepson, PE, Environmental Consultant

Sam Surtees, Land Use Manager and Zoning Officer

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Warren Mitlak, 5 Stonelea Drive: Mr. Mitlak requested that the Planning Board meetings be live-streamed and be made interactive on the internet via Zoom or technology. He also asked that the presentations be live-streamed, as well. Land Use Manager Sam Surtees stated he has checked with the League of Municipalities and there are no other towns holding meetings in the dual format. West Windsor Township does not have staffing or technical ability to do the hybrid meetings. Also, if the applicant wants to make their presentation digitally, the Township has a screen available.

Tirza Wahrman, 5 Stonelea Drive: Ms. Wahrman asked if the applicant digitized the material. Mr. Surtees responded that the materials are available to view on the Township's website. Ms. Wahrman stated there is another surge in COVID, and has the request been made to the applicant to digitize to livestream in real time the presentation materials. Chairman O'Brien responded that there is a camera video-taping the meeting for subsequent broadcast on the website. The camera is in a fixed position and cannot be rotated to capture a vision on a screen.

**APPLICATION:**

**PB21-15**

**BridgePoint WW LLC**

Preliminary/Final Major Site Plan & Subdivision (Phase I)

Preliminary Major Site Plan (Phase 2)

Block 8, Lots 1, 2, 3, 12, 16, 20, 28, 32.01, 39, 40, 41, 45, 46, 47, 49

Block 15.14, Lots 18, 19, 20, 22, 75

4201 Quakerbridge Road

Property Zoned: PCD District

MLUL: 6/1/22

The Applicant is seeking to construct a two-phased development to build seven warehouse buildings, with a total footprint of 5,563,117 +/- square feet. Phase I involves developing three warehouse buildings E1, C1 and B1, consisting of 3,010,099 +/- square feet of warehouse space, a subdivision, and construction of a new road from the intersection of Quakerbridge Road and Avalon Way through the intersection of Route 1 and Nassau Park Boulevard. Phase II involves developing four warehouse buildings D1, B2-1, B2-2, & A1, consisting of 2,553,018 +/- square feet of warehouse space. The property is located at the corner of US Route 1, Quakerbridge Road, and Clarksville Road, within the Planned Commercial Development (PCD) District.

The following professionals representing the applicant had been sworn-in simultaneously by Attorney Muller at the May 11, 2022 meeting.

- John Porcek, PE, PP, Bridge Industrial, VP of Development
- Bryan Waisnor, PE, Engineer, Langan Engineering & Environmental
- Benjamin Mueller, PE, Ostergaard Acoustical Associates
- Karl Pehnke, PE, Traffic Engineer, Langan Engineering
- Michael Baumstark, RA, Architect, Cornerstone Architects
- John McDonough, PP, Planner, John McDonough Associates

Christopher DeGrazia, Attorney with the firm Faegre Drinker Biddle & Reath LLP representing the applicant, stated that the hearing is being continued. The applicant's professionals, Mr. Pehnke, Mr. Baumstark and Mr. McDonough were qualified as expert witnesses and testified on behalf of the applicant. Exhibits were presented. Mr. McDonough gave a summary of the waiver relief requested for parking & loading, retention basins, trees, lighting, and signage.

During Mr. Pehnke's testimony he stated that the applicant's formal application to Mercer County had been submitted and it includes recommendations for traffic signalization at the intersection of Quakerbridge Road and Lawrence Station Roads.

In response to a question about control of traffic movements at the intersections of the development's internal roadways with Clarksville Road, Attorney Muller opined that the Board has authority to set regulations for the traffic's movements.

During Mr. Baumstark's testimony he stated that the applicant expects tenants to conform to the signage package.

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In response to a question about operation of lighting on the tract, Mr. Weisner stated the intent is to have 24-hour lighting.

CONTINUATION:

Chairman O'Brien announced that the application is being carried to the May 25, 2022 Planning Board meeting without further notice; and Attorney DeGrazia granted extension of the application's MLUL time deadline to June 1, 2022.

The next Planning Board meeting is scheduled for May 25, 2022. With no further business, Chairman O'Brien adjourned the meeting at 9:36 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary