

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
May 25, 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 May 19, 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  
Allen Schectel  
Jyotika Bahree, Alt. #1  
Robert Loverro, Alt. #2

ABSENT: None

**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**

Chairman O'Brien announced that tonight's meeting is being taped.

JOHN CHURCH, 11 Princeton Place (Zoning Board member not speaking on behalf of the Zoning Board): Mr. Church stated that last night NJ Transit presented their study on the Dinky proposals with their focus on the residents of West Windsor. Mayor Marathe said that this was already uploaded for viewing on the Township Meetings website page.

Chairman O'Brien announced that we will hear from the Township's professionals and then will open the public hearing. He then gave instruction on commenting by the public.

**APPLICATION:**

**PB21-15**

**Bridge Point 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 were sworn-in simultaneously by Attorney Muller at the May 11, 2022 meeting.

John Porcek, PE, PP Bridge Industrial, VP of Development  
Bryan Weisner, 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 DeGrezia, Attorney with the firm Faegre Drinker Biddle & Reath LLP was present to represent the applicant.

The Township's Planning Board Professionals were sworn-in by Attorney Muller. Reports were submitted and reviewed as follows:

David Novak, PP, Planner, Burgis Associates, dated May 3, 2022  
Francis Guzik, PE, Township Engineer, dated May 4, 2022  
Dan Dobromilsky, LLA, Township Landscape Architect, dated May 3, 2022  
Chris Jepson, PE, Environmental Consultant, Van Cleef Engineering Associates, dated May 3, 2022  
Tim Lynch, Chief, (not present) Emergency Services, dated May 4, 2022  
Jeff L'Amoreaux, PE, Traffic Engineer, Arora and Associates, dated May 5, 2022

Planner Novak gave a brief history of the property and reviewed his report. The applicant agreed to a condition that the structure will be solar-ready. The remaining Township Professionals followed in the order listed above with Chair O'Brien reading Chief Lynch's report into the record.

At 8:53 pm, Chairman O'Brien declared a short recess and reconvened the meeting at 8:58 pm.

During Mr. L'Amoreaux's testimony there was a question about reducing the number of loading bays. Mr. Penke responded that this would negatively impact operations. When asked about the sidewalk on Quakerbridge Road along the property line, Mr. Penke stated it would be extended as far as possible toward the railroad overpass. There was discussion about use of rapid crossing signal(s). Mr. DeGrazia agreed on behalf of the applicant that this would be done when the requisite warrants had been met.

In response to a question about timing of the installation of berms along Clarksville Road, Mr. Weisner stated these would be installed in Phase One.

Chairman O'Brien explained that the hearing will be continued to June 1, 2022; and comments from the public will be heard at that time. He answered questions from the residents regarding where they could find the exhibits and recordings of the meetings on the Township's website.

CONTINUATION:

Chairman O'Brien announced that the application is being carried to the June 1, 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 June 1, 2022. With no further business, Chairman O'Brien adjourned the meeting at 10:21 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary