

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
June 1, 2022

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 May 26 2022.

**ROLL CALL AND DECLARATION OF QUORUM**

Gene O'Brien, Chairman ABSENT: None  
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

**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**

There were no comments received by the public not pertaining to the application.

Chairman O'Brien stated that the day after the May 25, 2022 meeting, a reporter from New Jersey Spotlight News hosted a video that inaccurately quoted him saying, "I recommended approval of this application." He stated the procedure of planning board approval, and said there was no basis for this falsely attributed statement.

**APPLICATION:**

**PB21-15** **BridgePoint WW LLC**  
Preliminary/Final Major Site Plan & Subdivision (Phase I)

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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, 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, 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 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

Attorney Muller stated this hearing is being carried and the Planning Board has jurisdiction to hear the application.

Christopher DeGrezia, Attorney with the firm Faegre Drinker Biddle & Reath LLP was present to represent the applicant.

A memo dated May 31, 2022 was received from Traffic Engineer Pehnke and was entered into the record as A-17.

Because there were so many items that were presented by the applicant and the Township's staff, a list of 70-80 potential conditions was prepared by Councilwoman Mandel. She reviewed the most important conditions: #13, #14 & #15 pertaining to traffic.

Mr. Pankove reminded the Board that the Township's Traffic Consultant did not complete his presentation, and proceeded with the questioning. There was extensive discussion regarding the signage to enter onto Clarksville Road. Attorney DeGrezia stated there was no objection from his client to install signage on their property diverting truck traffic going north on Clarksville Road.

Chairman O'Brien opened the meeting for public comment on the application. He announced that each speaker will have 3 minutes, responses from Township Professionals will not count towards the 3 minutes.

Attorney Muller stated that a staff report dated May 26, 2022 to the Township's Environmental Consultant Chris Jepsen was received from the Delaware Raritan River Canal Commission. It was entered into the record.

Kip Cherry, Conservation Chair Sierra Club, 145 Hanover Street, Trenton: Ms. Cherry noted that there are some economic benefits from the proposed project, but also very concerning environmental impacts from the congestion. Ms. Cherry cited several of these and recommendations for consideration into the record on behalf of the Sierra Club including preparation of an access management plan, automated arrival and departure system, additional storm water management, additional solar, and green infrastructure and use of best practices to reduce diesel truck emissions. She distributed a copy of their concerns to the board members and applicant's attorney.

Doreen Garelick, 24 Indian Run Road: Ms. Garelick cited excerpts from the Atlantic Realty Settlement and Consent Order, noting the intent of the planned commercial district listed in Exhibit E, and urged the Board to consider the other 42 permitted uses for the site. Chairman O'Brien responded that there are many approved uses according to the ordinance.

Lynda Benedetto, GM Quakerbridge Mall and represents Simon Properties: Ms. Benedetto stated they were noticed of the application as an adjacent landowner. She cited an inaccuracy regarding the application as it relates to their property. There are 5,545 parking spaces, not over 6,400. She commented that the landscaping along Quakerbridge Road is not adequate and would be unsightly, including the wall. She stated that the plans presented to the Mercer County Board of Commissioners by Mercer County staff, entitled Bridge Point Eight Industrial Park West Windsor New Jersey, contained inaccuracies (the applicant noted that it was not involved with the creation of that document and was not contacted about it), including that the incorrect designation of the flyover bridge connecting the Mall to U.S. Route 1 as State-owned, whereas it is privately owned by the Mall. She also stated they are concerned about the wear and tear in the routing of traffic through the Mall access road and over their bridge.

James Mitchell, Hambro & Mitchell, 12 Stulz Road, Dayton. Mr. Mitchell represents the owners of Windsor Athletic Club, 0 Clarksville Road (Block 8, Lot 13) and asked on behalf of his clients whether the proposed road improvements would in any way restrict the access to Lot 13. Traffic Engineer Pehnke clarified that the improvements along Clarksville Road not extend to the property, and would not cause any restrictions. Mr. Mitchell also asked that the connector portion of the Duck Pond Interceptor be completed by the time of the first building permit. Township Engineer Guzik agreed to recommend this as a condition to the Board.

Joanne Pannone, 215 Meadow Brook Road, Robbinsville, Chair of the N.J. Sierra Club Mercer County: Ms. Pannone expressed concern about the dangers to pedestrians from the development, the air quality impact, and the need for more trees to help offset greenhouse gas emissions.

John Mulcahy, 2 Hereford Drive, Princeton Junction, NJ: Mr. Mulcahy spoke about child safety and referred to vehicular and truck traffic on Clarksville Road. He suggested the following: 1) the project should be approved by NJDOT, 2) banning truck traffic in front of the Maurice Hawk Elementary School, and 3) he suggested installing a speed bump in front of the school.

Warren Mitlak, 5 Stonelea Drive: Mr. Mitlak thanked the members of the Planning Board. He said the Township has to be careful of what is built in the Open Space. He stated that the proposed project would not be good for the residents or businesses of West Windsor. The increased trucks would make the roads more dangerous, and reduce the quality of life and make West Windsor less desirable.

Bruce Perrine, 516 Village Road West, Princeton Junction: Mr. Perrine has watched the area change, and said he was in support of the project. This would not increase the tax burden or require more municipal services; it will create more jobs and tax revenue.

Leel Dias: Mr. Dias read items that come from diesel exhaust and vehicle emissions. He commented on the environmental and health damage from carbon emissions and asked whether the applicant had provided any calculation of the potential air pollutants from the project, and whether a more comprehensive look at the air quality impacts from the project has been done.

Jeffrey Shore, 9 Strathmore Place: Mr. Shore stated that Global warming is getting worse. He asked how old the stormwater managements studies were and what is being done to adapt to the ever-changing climate conditions. Engineer Waisnor responded the rainfall data is from 2012, and added they are greatly exceeding the requirements for decreasing the stormwater from the site. He said the widening of Clarksville Road will increase the air pollution. Mr. Shore asked how this huge project is not a direct violation of the terms of the Atlantic Realty Settlement. Attorney Muller responded those are all judgment calls the Planning Board would have to make. Attorney DeGrazia responded that this is why the warehouse is the preferred option because of the minimal impact; it was testified that Costco has same number of trips as the seven warehouses. Mr. Shore also stated that trucks cause accidents and gave some statistics.

Max Deetjen, 14 Indian Run Road: Mr. Deetjen asked who owns the Clarksville Road Bridge over the Amtrak railroad tracks. Engineer Guzik responded it is an orphan bridge because it is so old. NJ Transit has stepped in to take over the bridge. He expressed concern over the detour that would occur during the reconstruction of the Bridge. He said the demographic of the Town is younger, and he had hoped to see more younger people to make this decision.

Sophie Glovier, representing Watershed Institute, 31 Titus Mill Road: Ms. Glovier stated that the precipitation in New Jersey is 2.5-10% higher, and this area has a history of flooding. She asked how the project's proposed stormwater management system would handle 9.3 inches of rain, as well as the 100-year storm rainfall. Engineer Waisnor explained how the system would function and if the infiltration basins overflowed.

Alexandria Iturriza, 31 Arnold Drive: Ms. Iturriza requested clarification as to which roads the trucks could use and which jurisdiction would be responsible for maintenance of the improved Clarksville Road. Traffic Engineer responded the County is responsible for Clarksville Road. She said the increased traffic will affect the safety of the children. She asked whether West Windsor had considered purchasing the site for open space. Mayor Marathe responded if the land was purchased, the residential taxes would be significantly increased and this is the best option.

Councilwoman Mandel asked for clarification on the widening of Clarksville Road. Traffic Engineer Pehnke responded it would only be the frontage of the applicant's property (about 1 mile) and showed an exhibit of this widening.

Maya Kamath, 14 Shadow Drive: Ms. Kamath expressed concern over road safety and increased air pollution. She asked when the traffic studies were done. Traffic Engineer Pehnke said they were performed pre-pandemic. She asked that the trucks exit on Route 1.

Anthony Eltvedt, 10 Windsor Drive, Princeton Junction: Mr. Eltvedt expressed concern about safety around the schools and what safety measures are in place for Clarksville Road and Route 571. Chairman O'Brien responded that they are under the jurisdiction of Mercer County.

Jonathan Sasportas, 8 Sapphire Drive: Mr. Sasportas said he is a business owner and expressed concern over increased truck traffic. He said he agrees with the environmental concerns that were discussed and asked whether more solar infrastructure could be provided to offset the environmental impacts. Chairman O'Brien responded that the applicant has agreed to solar-ready.

At 8:55 pm, Chairman O'Brien declared a short recess and reconvened the meeting at 9:04 pm.

Toby Burke Arias, 20 Indian Run Road, Princeton-Junction: Ms. Arias heard about the trucks leaving the warehouses, and asked about the trucks coming to the warehouses. She commented on the impact on the school children and buses, including the increased noise.

Jordan Hoogsteden, 2 Edith Court, Princeton Junction: Mr. Hoogsteden asked for clarification on the 1 mile widening on Clarksville Road. Engineer Pehnke responded it incorporates the tapered area and is required by Mercer County. Engineer Pehnke responded the Traffic Impact Study data included 9 years within 2005-2021. He also expressed concern over the safety of the children and the roads.

Benjamin Trokenheim, 7 Fairway Drive: Mr. Trokenheim commented on the problematic intersections at the West-Windsor Plainsboro High School South. He expressed concerns over the increased truck traffic, safety and potential for accidents.

Gary Patton, 307 Trinity Court Apartments: Mr. Patton compared the Seabrook New Hampshire Nuclear Power to the Bridgepoint warehouses to illustrate "unrealistic optimism about possible benefits" of the proposed project.

Khurram Waheed, 286 Clarksville Road: Mr. Waheed asked why the settlement agreement had been signed without any consideration of public opinion, whether any other business alternatives had been discussed with Atlantic regarding use of the property, and whether a feasibility report was done with respect to the tax impact of the project, and the cost of the new utilities. He also asked if the widening of the road was considered.

Benjamin Finkelstein, 43 Arnold Drive, Princeton Junction: Mr. Finkelstein stated there was recently a proposal for a new school and the public turned this down. Will what the public is saying tonight be considered. He asked if aspect could be put to a referendum.

Stacey Karp, 37 Cartwright Drive, Princeton Junction: Ms. Karp said she used to be a member of the West Windsor Pedestrian and Bike Alliance. She asked what consideration had been given to pedestrian safety and how the restriction of trucks on Clarksville Road would be enforced.

Lakumi Dias, 19 Saratoga Drive: Ms. Dias urged the Board to consider the health impacts of the development and said the Board is making decisions that will not affect them in the long term. She asked consideration be given to an alternative of open space acquisition.

Stacey Fox, 29 Berrien Avenue: Ms. Fox stated that that the agreement happened during COVID and slid under radar. She commented about the lack of analysis of the impact of gas emissions on school children. She said that once the railroad bridge is replaced, the trucks will be using Clarksville Road which, inevitably, have to be widened.

Ajay Kaisth, 20 Haskel Drive: Mr. Kaisth said this project is making West Windsor lose its character, reduce property values and quality of life, and asked whether the trucks would be allowed on Village Road. He is asking for alternatives to this project that will be a blight on the community. Traffic Engineer Pehnke responded it is unlikely the trucks will use Village Road. Ms. Kaisth stated all the other Township roads will become clogged too.

Tirza Wahrman, 5 Stonelea Drive: Ms. Wahrman stated he has spoken to Mayor Marathe regarding this project. She said it is very difficult to get trucks off local roads once they start travelling on them. She asked about the status of the applicant's DEP applications. Engineer Waisnor responded they are still being reviewed.

Niyatendra Tripathy, 4 Plymouth Road: Mr. Tripathy expressed concern about student drivers and the future truck traffic, both small and large. He asked about the increased labor pool for the warehouses and the effect of smaller supply trucks accessing the warehouse.

Kristine Flynn, 8 Sapphire Drive: Ms. Flynn expressed concern about character of community, She also said this will affect EMS response time for emergency vehicles. She also commented on the increased truck traffic and how the limits on truck routes would be enforced. She asked that the other 40 approved uses be considered.

Catherine Bernard, 18 Birchwood Court: Ms. Bernard asked about the impact of warehouses and traffic vs. home value. She asked for honesty from the appointed officials and also commented that a councilwoman who ran alongside the Mayor in the last election had represented that no warehouses were planned for the site.

Kevin Ranallo, 106 Harris Road: Ms. Ranallo said this is a change he did not want to see. Mr. Ranallo asked if the signs on the applicant's property could be enforced. He also inquired what measures would be taken to increase safety for traffic coming off Route 1 onto Quakerbridge Road.

Padma Katapalli, 41 Ketley Place: Ms. Katapalli thanked the Planning Board, but said she is concerned about the project. She asked if the West Windsor school district administration was informed about the project. Chairman O'Brien confirmed that the Superintendent is aware of the project. She asked what consideration had been made with respect to pedestrian and bicycle safety along Clarksville Road, and in the vicinity of the schools. Attorney DeGrazia said this is not a referendum item and this process has been going on publicly for about 12 years. Chairman O'Brien stated there are very specific rules as to what can be considered for referendum.

Prathima Ignatious, 353 Clarksville Road: Ms. Ignatious thanked the Township and said she loves the community. She said residents are here for the train station and the schools. She said this project, if approved, will affect the future of the Township; residents will leave. She urged the Planning Board to say no.

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Paul Larson, 170 Darrah Lane, Lawrence Township: Mr. Larson urged the residents to get involved in local government. He said this project will affect the traffic in Lawrence Township. He also expressed concern about certain historical monuments around Quakerbridge Road that had disappeared.

Lynda Levy, 6 Lancashire Drive: Ms. Levy stated that this project was really not publicized. She said residents will start moving out of West Windsor. Ms. Levy also commented on the truck traffic.

Willa Inlender, 3 Carlisle Court, Princeton: Ms. Inlender commented on how this project would negatively impact the Township and said the cons outweigh the pros. She said there are other ways to utilize the land.

Noah Levy, 6 Lancaster Drive: Ms. Levy said he is a transportation engineer. He said he had doubts prohibiting the trucks to travel northbound on Clarksville Road. Mr. Levy asked the Board to restrict the use of jake braking by the trucks due to their noise level.

Amy Hoffman, 7 Fairway Drive: Ms. Hoffman expressed skepticism traffic that truck travel could be restricted on Clarksville Road. Ms. Hoffman looked up on Goggle maps and the quickest way from the east to Quakerbridge Road is 571 and Clarksville Road. She urged the Board to consider the safety of the project.

Benjamin Finkelstein, 43 Arnold Drive, Princeton Junction: Mr. Finkelstein wanted to speak for a second time. Chairman O'Brien explained that an announcement was made in the beginning of the meeting that everyone could speak only once. Attorney Muller confirmed that the Chairman can set the limit as well as the limit on the time.

Alison Miller, 41 Windsor Drive: Ms. Miller said she is concerned about trucks passing the schools on Clarksville Road, but there are speed limits. She urged the Township to keep the trucks at those speed limits. She asked how truck traffic could be kept away from the intersection of Cranbury Road and Clarksville Road.

Judi Strober, 5 Quail Ridge: Ms. Strober said she is opposed to the application and questioned why other possible uses weren't considered for the property.

Leslie Dias, 19 Saratoga Drive: Mr. Dias asked if there was any other consideration for the land use. Chairman O'Brien responded this is an application for a warehouse. Mayor Marathe stated the three mayors before him were not successful in finding a developer and there has been no other applicant to attempt another possible use. Mr. Dias urged the Board to deny the application.

Bruna Dias, 19 Saratoga Drive: Ms. Dias asked the Planning Board members to do the right thing for the community and consider the impact of the project on the homes of West Windsor residents.

Florence Deetjen, 14 Indian Run Road: Ms. Deetjen said she feels her home is going to be destroyed and the residents that are present are against the development. She urged the Board to deny the application and asked that the younger generation of the Township be considered.

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John Vidulich, 27 Arnold Drive, Princeton Junction: Mr. Vidulich urged the Board to think of the health and safety of the community.

Anna Lomba, 2 Hereford Drive: Mr. Lomba said she has everything lose and nothing to gain. She expressed concern over the trucks and the children crossing the road. She said the quality of life will decrease.

Paul Meers, 29 Berrien Avenue, Princeton Junction: Mr. Meers expressed concern over the impact of diesel exhaust and emissions on the community.

Francois Guillemin, 554 Meadow Road: Mr. Guillemin stated the turkeys and wildlife have already been running away from the construction that is already starting on the project. He said West Windsor is already built-up. He expressed to the builder concern about the monolithic character of the project and lack of diversification of use.

Justin Richmond, 26 Hereford: Mr. Richmond spoke about community and what effect this project would have. He asked how the Township will work with the County.

David Cook, 97 Harris Road: Mr. Cook commented on the value of open space.

Victor Wei, 21 Drive: Mr. Wei asked why the decision is being made tonight. Mayor Marathe responded when public comment is done, it is time to deliberate. Mr. Wei stated that the Mayor should not be permitted to vote on the application because he runs a warehouse. He asked about the Environmental Impact Statement. Landscape Architect Dobromilsky said that the EIS was reviewed with the Environmental Commission at a public meeting. He questioned the validity of the traffic counts and traffic analysis. Mr. Wei asked why traffic counts for Princeton Highstown Road, Clarksville Road North and Village Road were not included.

Sridhar Yada, 357 Clarksville Road: Mr. Yada thanked the Board for their service. He asked that the Planning Board take the people's side, not the commercial side, and to keep trucks off Clarksville Road.

There was no further comment from the public. Mayor Marathe made a motion to close the meeting for public comment; seconded by Vice-Chair Karp.

Roll Call:

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

Nay: None

Abstain: None

Absent: None

Not Voting:

At 11:29 pm, Chairman O'Brien declared a short recess and reconvened the meeting at 11:40 pm.

Chairman O'Brien announced that due to the number of potential conditions and the need to deliberate, the meeting is being continued to June 29, 2022. The public hearing is being closed and there will be no more comments by the public.



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A Special meeting scheduled for 7:00 pm will be noticed. The applicant granted the MLUL clock extension to June 29, 2022.

With no further business, Chairman O'Brien adjourned the meeting at 11:43 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary