

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
September 28, 2022

The Regular meeting of the Planning Board was called to order at 7:02 pm by Chairman Karp 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 August 21, 2022.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman

Curtis Hoberman, Vice-Chairman

Andrea Mandel, Councilwoman

Jyotika Bahree

Anis Baig

Simon Pankove

Allen Schectel

ABSENT: Hemant Marathe, Mayor

Sue Appelget

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

Councilwoman Mandel announced that West Windsor has been ranked number 11 in the United States for best places for families to live by Fortune Magazine, and the farmers market has been voted number 1 in New Jersey and for the Northeast and number 4 nationally. She thanked all the volunteers who have made this happen and said she is really proud of West Windsor.

Environmental Commission – Report given by Councilwoman Mandel

There have been 2 meetings since the last report. They had a presentations and discussions on community solar, pollinator gardens, insect repellents, solar energy. The Township applied in August for silver level certification for Sustainable New Jersey. It will be presented at the League of Municipalities in November. The Environmental Commission participated in Community Day with the Township Council where they talked about composting, making rain gardens, and native pollinator gardens. There was a National Drive Electric event held at Community Day with 30 electric vehicles. It was attended by NJ DEP, PSE&G and several other representatives for electric cars.

Affordable Housing Committee – Report given by Mr. Schectel.

Mr. Schectel said he did not attend the meeting, but their agenda stated that they were making revisions to their operating manual.

MINUTES

August 24, 2022

Ms. Bahree motion to approve the August 24, 2022 minutes, as amended; seconded by Mr. Baig. Voice Vote: All Aye. Abstention by Mr. Schectel.

The minutes will be amended by the Recording Secretary and the final version will be forwarded to the Administrative Secretary.

RESOLUTION:

PB21-10

Carnegie Center West – Korman Corporate Suites

Preliminary/Final Major Site Plan & Subdivision & 6th Amendment to Preliminary “A” Site Plan Block 7.13, Lot 12.06

Northeast of the intersection of Carnegie Center Boulevard and U.S. Route 1

Attorney Muller gave a summary of the application. Councilwoman Mandel made a motion to approve Planning Board Resolution PB 21-10; seconded by Mr. Baig.

Roll Call:

Aye: Bahree, Baig, Mandel, Hoberman, Karp

Nay: None

Abstain: None

Absent: Loverro, Appelget, Marathe

Not Voting: Pankove, Schectel

ORDINANCE REFERRAL FROM TOWNSHIP COUNCIL

Ordinance 2022-18 – Electrical Vehicle Supply / Service Equipment (EVSE)

AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999) AMENDING CHAPTER 200 LAND USE; PART 1, SITE PLAN REVIEW; ARTICLE II, TERMINOLOGY; SECTION 200-4, DEFINITIONS, SUBSECTION B AND CREATING CHAPTER 200 LAND USE; PART 1, SITE PLAN REVIEW; ARTICLE VI, DESIGN DETAILS; SECTION 200-27.1, ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE) AND CREATING CHAPTER 200 LAND USE; PART 1, SITE PLAN REVIEW; ARTICLE VI, DESIGN DETAILS; SECTION 200-28D.(4) ESTABLISHING THE PROCEDURES FOR THE INSTALLATION OF ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE) AND MAKE-READY PARKING SPACES AND ESTABLISHING ASSOCIATED REGULATIONS AND OTHER STANDARDS; AND CHAPTER 82, FEE, ADDING SECTION 82-25 TO ESTABLISH FEES FOR PUBLIC ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE)

Planner Novak submitted a memorandum dated July 18, 2022 providing an overview of the proposed ordinance. This Ordinance is based on the model ordinance prepared by the NJ State Department of Community Affairs which is to ensure that municipalities require the installation of EVSE and Make-Ready parking spaces in a consistent manner. He gave a background/summary and said several edits have been provided by the Township Engineer, Director of Code Enforcement, and Township Police Department. There was discussion among the Planning Board members.

Chairman Karp opened up the hearing to the public. There were no comments from the public.

At 7:35 pm, Chairman Karp declared a recess to obtain and distribute complete copies of Ordinance 2022-18 to the Planning Board members. The meeting was reconvened at 7:50 pm.

After further discussion, Councilwoman Mandel made a motion to approve Township Ordinance 2022-18, as submitted, and is consistent with the Master Plan and recommends adoption by the Township Council; seconded by Mr. Schectel.

Roll Call:

Aye: Bahree, Schectel, Pankove, Baig, Mandel, Hoberman, Karp

Nay: None

Abstain: None

Absent: Loverro, Appelget, Marathe

Not Voting: None

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chairman Karp opened the meeting to public comment on non-agenda items. There were no comments. A motion was made by Mr. Pankove to close the meeting to the public; seconded by Mr. Baig. Voice Vote: All Aye.

CLOSED SESSION

Mr. Schectel made a motion to go into Closed Session at approximately 8:10 pm; seconded by Mr. Baig. Voice Vote: All Aye.

The Planning Board members returned to the Open Session of the meeting. With no further business, Mr. Schectel adjourned the meeting at 8:26 pm; seconded by Mr. Pankove. Voice Vote: All Aye.

The next Regular meeting is scheduled for October 26, 2022.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary