

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
November 2, 2022

The Regular meeting of the Planning Board was called to order at 7:00 pm by Vice-Chairman Hoberman 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 October 26, 2022.

ROLL CALL AND DECLARATION OF QUORUM

Curtis Hoberman, Vice-Chairman
Hemant Marathe, Mayor
Andrea Mandel, Councilwoman
Sue Appelget
Jyotika Bahree

ABSENT: Michael Karp, Chairman
Anis Baig
Robert Loverro, Alt. #1
Simon Pankove
Allen Schectel
Vacant, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

Martina Baillie, Esq., Attorney, Law Offices of Gerald Muller, PC

Sam Surtees, Land Use Manager and Zoning Officer

CONSENT AGENDA -- MINUTES:

Councilwoman Mandel made a motion to approve the April 20, 2022 and September 28, 2022 minutes; seconded by Mayor Marathe. Approved by voice vote. Abstention to the April 20, 2022 meeting by Ms. Bahree. Abstention to the September 28, 2022 meeting by Ms. Appelget and Mayor Marathe.

September 28, 2022 Closed Session Minutes

These minutes were discussed at the end of the meeting in Closed Session.

The adopted minutes will be forwarded to the Administrative Secretary.

RESOLUTIONS:

PB21-15 Bridge Point West Windsor, 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

Planning Board Attorney Martina Baillie, Esq. gave an overview of the resolution. A document prepared by Attorney Baillie, Bridge Point Conditions Comparison Table, was read by her in its entirety.

Mayor Marathe made a motion to approve Planning Board Resolution PB 21-15, as modified with conditions and waivers; seconded by Councilwoman Mandel.

Roll Call:

Aye: Marathe, Mandel, Appelget, Hoberman

Nay: None

Abstain: Bahree

Absent: Loverro, Schectel, Pankove, Baig, Karp

Not Voting: None

Attorney Baillie explained that according to the Municipal Land Use Law, only 1 vote is sufficient for a memorialization of a resolution.

PUBLIC COMMENT

WARREN MITLAK, 5 Stonelea Drive: Mr. Mtlak commented on a recent court case in Princeton where a judge overruled a Planning Board decision. He thinks the article parallels what the West Windsor Planning Board has done by altering the zoning by allowing 910 loading docks. He announced there is a fund for a lawsuit where residents can contribute.

STACY FOX, 29 Berrien Avenue: Ms. Fox presented a photo of the river on Route 1. The river does not have a room for a 100-year storm. She said she doesn't think the Planning Board is qualified to make this decision and gave several examples why, including not requiring a current stormwater drainage map. She asked the Planning Board members to step down. She said burdens will also be put on Lawrence Township, as well. She said the Township added warehouses to the Master Plan during COVID.

JOHN MULCAHY, 2 Hereford Drive: Mr. Mulcahy said this plan was approved for a diversity of uses, not one thing. The State Planning Guidance, that was recently approved, should be considered by the Township. When Mr. Mulcahy applied for his home addition (to accommodate special needs), he had to make sure his neighbors were notified and that the fabric and character of the community were not changed, and this is not the case with this application. He feels the approval of the variance lacked notification and transparency.

AJAY KAISTH, 20 Haskell Drive: Mr. Kaisth commented on the number of trucks and impact on the roads near the Bridge Point property. He also noted that the project will affect property values, air and light pollution, health, noise, safety, and flooding. Mr. Kaisth said he felt this application was rushed and agreed with others, there was not enough notification. He read an excerpt from Allen Schectel's statement from the June 29, 2022 meeting. Mr. Kaisth said he does not believe this application will promote the public health, safety, and welfare of the citizens of West Windsor, which is a major purpose of zoning and the Municipal Land Use Law.

DANIEL WEISS, 15 Canoe Brook Drive: Mr. Weiss said this is an embarrassment of a municipal function. He feels the Board members do not know how to make proper decisions for the benefit of the town they are serving. He demanded that each Planning Board member resign to make way for people who care about the community.

FELICIA DEVINCENZI, 21 Springwood Drive, Lawrenceville: Ms. Devincenzi said that a cost benefit analysis of all the West Windsor staff will be needed. The project will be generating costs for staff to monitor and make sure all the conditions are met. She said other Townships will also be carrying this burden and there will be many years of litigation.

TIRZA WAHRM, 5 Stonelea Drive: Ms. Wahrman said she thinks the Township is going in the wrong direction. She and her husband are bikers, and there will be 9000+ additional trucks and cars in our community. Ms. Wahrman also asked the Planning Board to re-think this through and agreed there may be many years of litigation.

SUSANNA WAZNIAK, 400 South Post Road: Ms. Wazniak stated she is a new resident and saw there were signs about warehouses on the side of the road. She said with all the additional traffic, she is concerned about the safety of her children. Ms. Wazniak said that she has to apply to the Zoning Board for an impermeable coverage permit for a home renovation, and she cannot encroach one inch over what is allowed because of stormwater drainage. But behind the park beyond her own backyard there will be millions of square feet of impermeable coverage.

CLOSED SESSION

The Planning Board recessed the meeting and entered into Closed Session at approximately 9:10 pm. The Open Session portion of the meeting was resumed at approximately 9:20 pm.

CONSENT AGENDA – MINUTES (continued):

Mayor Marathe made a motion to approve the September 28, 2022 Closed Session minutes; seconded by Ms. Bahree. Approved by voice vote. Abstention by Mayor Marathe.

ADJOURNMENT

With no further business, Ms. Appelget adjourned the meeting at 9:25 pm; seconded by Mayor Marathe. Approved by voice vote.

The next Regular meeting is scheduled for November 9, 2022.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary