

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
February 1, 2023

The Regular meeting of the Planning Board was called to order at 7:04 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 January 26, 2023.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman, Class IV
Curtis Hoberman, Vice-Chairman, Class IV
Hemant Marathe, Mayor, Class I
Linda Geevers, Councilwoman, Class III
Anis Baig, Class IV
Pankaj Patel, Alt. #2 (arrived at 7:08 pm)

ABSENT: Sue Appelget, Class IV
Jyotika Bahree, Class II
Simon Pankove, Class IV
Allen Schectel, Class IV
Robert Loverro, Alt. #1

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney, Law Offices of Gerald Muller, PC
David Novak, PP, Planner, Burgis & Associates
John Taylor, PE, Engineer, Assistant Township Engineer
Quazi Masood, PE, PTOE, Traffic Engineer, Arora & Associates
Dan Dobromilsky, LLA, Township Landscape Architect

Sam Surtees, Land Use Manager and Zoning Officer

MINUTES:

December 14, 2022

Mayor Marathe made a motion to approve the December 14, 2022 minutes; seconded by Vice-Chairman Hoberman.

Roll Call:

Aye: Baig, Marathe, Hoberman, Karp

Nay: None

Abstain: Geevers

Absent: Patel, Loverro, Schectel, Pankove, Bahree, Appelget

The minutes will be forwarded to the Administrative Secretary.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chairman Karp opened the meeting to public comment on non-agenda and non-pending application items. There were no comments from the public.

7:08 PM – Mr. Patel entered the meeting.

APPLICATION:

PB22-04 **Kaydan, LLC**
Minor Site Plan & Bulk Variance
1676 Old Trenton Road
Block 25, Lot 25.01
Property Zoned: R-1/C District
MLUL: 2/1/23

Kaydan, LLC seeks minor site plan and bulk variance approvals to construct an approximately 213 square-foot addition to the existing Edinburg Animal Hospital building on the property. The property is a 3.51-acre parcel. As part of this application, Applicant also seeks to demolish and remove certain walkways, ramps, steps, retaining walls, and other improvements, and to install new walkways, ramps, steps, retaining walls, ADA parking space, and other site improvements on the property.

Attorney Muller confirmed that the proof of publication and service are in order and the Board has jurisdiction. Attorney Peter Flannery of Bisgaier Hoff, LLC, representing the applicant, gave an overview of the project. The applicant's professionals were sworn-in by Attorney Muller.

The following were present to testify on behalf of the applicant:

David Barger, RA, Architect, David Barger Architects
Matthew Walsh, PE, Engineer, Stout and Caldwell

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, report dated January 25, 2023
John Taylor, PE, Engineer, Assistant Township Engineer, report dated January 25, 2023 from Francis Guzik
Dan Dobromilsky, LLA, Township Landscape Architect, report dated January 25, 2023

The applicant's professionals and representatives gave testimony on the application, and the Planning Board professionals reviewed the outstanding items in their reports.

Chairman Karp opened the meeting for public comment on the application. Passed by voice vote. There were no comments from the public. Mr. Baig made a motion to close the meeting for public comment; seconded by Ms. Geevers. Passed by voice vote.

Vice-Chairman Hoberman made a motion to approve the application of Kaydan, LLC for minor site plan and bulk variance with submission waivers, design waiver, and conditions as outlined by Attorney Muller; seconded by Mr. Baig.

Roll Call:

Aye: Patel, Baig, Geevers, Marathe, Hoberman, Karp
Nay: None

Abstain: None

Absent: Loverro, Schectel, Pankove, Bahree, Appelget

Not Voting: None

APPLICATION:

PB22-07 **Nassau Park – Floor & Décor Outlets**
Minor Site Plan & Sign Waiver
101 Nassau Park Blvd.
Block 7, Lots 78.01 & 78.19
Property Zoned: B-3 District
MLUL: 2/3/23

Floor and Décor Outlets of America, Inc. seeks minor site plan approval to occupy 76,283 sf of the 1-story building (former Wal-Mart) for use as a Floor & Décor hard surface flooring store. The building is part of a condominium, which including common elements encompasses 63 acres for the center as a whole. Applicant proposes to add a new loading dock, make improvements to the parking lot, and install customary signage. Applicant seeks variances for temporary signage, and design standard exceptions relating to loading spaces and the size of building signage. Parking is proposed to increase by three spaces from 5,543 to 5,546.

Attorney Muller confirmed that the proof of publication and service are in order and the Board has jurisdiction. Attorney Howard Geneslaw of Gibbons PC Law Firm, representing the applicant, gave an overview of the project. The applicant's professionals, Sam Surtees, West Windsor Township Land Use Manager, and Lisa Baxter, Director of Construction for Ocean State Job-Lot, were sworn-in by Attorney Muller.

The following were present to testify on behalf of the applicant:

- Alexander Shporer, Architect, Floor and Décor
- Tony Diggan, PE, Kimley-Horn
- George Fanous, RA, Architect, SBLM Architects
- Donna Holmqvist, PP, Planner, Preferred Planning Group, LLC
- Adam Gibson, Traffic Engineer, Kimley-Horn

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

- David Novak, PP, Planner, Burgis Associates, report dated January 25, 2023
- John Taylor, PE, Engineer, Assistant Township Engineer, report dated January 25, 2023 from Francis Guzik
- Dan Dobromilsky, LLA, Township Landscape Architect, report dated January 25, 2023
- Quazi Masood, PE, Traffic Engineer, Arora and Associates, report dated January 20, 2023
- Tim Lynch, Chief, Emergency Services (not present), report dated January 25, 2023

The applicant's professionals and representatives gave testimony on the application, and the Planning Board professionals reviewed the outstanding items in their reports.

West Windsor Township Planning Board
Regular Meeting Minutes February 1, 2023

Chairman Karp opened the meeting for public comment on the application. There was no comment from the public. Councilwoman Geever made a motion to close the meeting for public comment; seconded by Mayor Marathe. Passed by voice vote.

Mayor Marathe made a motion for minor site plan approval with variances, waivers, and conditions as cited by Attorney Muller; seconded by Councilwoman Geever.

Roll Call:

Aye: Patel, Baig, Geever, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Loverro, Schectel, Pankove, Bahree, Appelget

Not Voting: None

ADJOURNMENT

With no further business, Chairman Karp adjourned the meeting at approximately 9:57 pm.

The next meeting of the Board is scheduled for February 15, 2023.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary