

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
April 12, 2023

The Regular meeting of the Planning Board was called to order at 6:31 pm by Vice-Chairman Hoberman in Meeting Room A in the Municipal Building.

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 March 30, 2023.

ROLL CALL AND DECLARATION OF QUORUM

Curtis Hoberman, Vice-Chairman, Class IV
Hemant Marathe, Mayor, Class I
Linda Geevers, Councilwoman, Class III
Simon Pankove, Class IV
Allen Schectel, Class IV
Robert Loverro, Alt. #1
Pankaj Patel, Alt. #2

ABSENT: Michael Karp, Chairman, Class IV
Sue Appelget, Class IV
Jyotika Bahree, Class II
Anis Baig, Class IV

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney, Law Offices of Gerald Muller, PC
Frances Guzik, PE, Township Engineer

Sam Surtees, Land Use Manager and Zoning Officer

MINUTES:

January 25, 2023 and February 1, 2023

Mayor Marathe made a motion to approve the January 25, 2023 and February 1, 2023 minutes; seconded by Councilwoman Geevers. Approved by voice vote. Abstention to the February 1, 2023 minutes by: Mr. Pankove, Mr. Schectel, and Mr. Loverro.

February 15, 2023

Councilwoman Geevers made a motion to approve the February 15, 2023 minutes, as amended; seconded by Mr. Pankove. Approved by voice vote.

March 1, 2023

Mr. Schectel made a motion to approve the March 1, 2023 minutes, as amended; seconded by Mr. Pankove. Approved by voice vote.

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

RESOLUTION PB2023-R-01 (REVISED) ADOPTING PLANNING BOARD PROCEDURAL GUIDELINES FOR 2023

There was a brief discussion regarding the order of agenda items. Mr. Pankove made a motion to approve Resolution PB2023 -R-01 (REVISED), as amended; seconded by Mr. Schectel.

Roll Call:

Aye: Patel, Loverro, Schectel, Pankove, Geevers, Marathe, Hoberman

Nay: None

Absent: Baig, Bahree, Appelget, Karp

RESOLUTION PB2023-R-03 (REVISED) ADOPTING PLANNING BOARD LOCATION AND TIME OF MEETINGS FOR REMAINDER OF 2023

Mr. Pankove made a motion to approve Resolution PB2023 -R-03 (REVISED); seconded by Mr. Patel.

Roll Call:

Aye: Patel, Loverro, Schectel, Pankove, Geevers, Marathe, Hoberman

Nay: None

Absent: Baig, Bahree, Appelget, Karp

RESOLUTIONS:

**PB19-15 AMENDED PRINCETON EXECUTIVE CENTER (Briad)
Amended Final Major Site Plan (Hotel)
Amended Preliminary Major Site Plan (Restaurant)
NE Corner of Meadow Road & US Route 1
Block 9, Lot 12.011**

Attorney Muller gave a description of the resolution. Mr. Surtees asked that the signature line be changed from Chairman Karp to Vice-Chairman Hoberman.

Mr. Pankove made a motion to approve Planning Board Resolution PB19-15 Amended, as amended; seconded by Mr. Schectel.

Roll Call:

Aye: Patel, Loverro, Schectel, Pankove, Geevers, Marathe, Hoberman

Nay: None

Abstain: None

Absent: Baig, Bahree, Appelget, Karp

Not Voting: None

**PB22-04 KAYDAN, LLC
Minor Site Plan & Bulk Variances
1676 Old Trenton Road
Block 25, Lot 25.01**

Attorney Muller gave a description of the resolution. Mr. Surtees asked that the signature line be changed from Chairman Karp to Vice-Chairman Hoberman.

Mayor Marathe made a motion to approve Planning Board Resolution PB22-04, as amended; seconded by Mr. Patel.

Roll Call:

Aye: Patel, Geevers, Marathe, Hoberman

Nay: None

Abstain: None

Absent: Baig, Bahree, Appelget, Karp

Not Voting: Loverro, Schectel, Pankove

PB22-06 **TRUSTEES OF PRINCETON UNIVERSITY – Campus Operations Building**
Preliminary/Final Major Site Plan
SE Corner of Lower Harrison & Nursery Road
Block 3, Lot 1.012

Attorney Muller gave a description of the resolution. Mr. Surtees asked that the signature line be changed from Chairman Karp to Vice-Chairman Hoberman.

Mr. Pankove made a motion to approve Planning Board Resolution PB 22-06, as amended; seconded by Mr. Schectel.

Roll Call:

Aye: Patel, Loverro, Schectel, Pankove, Geevers, Marathe, Hoberman

Nay: None

Abstain: None

Absent: Baig, Bahree, Appelget, Karp

Not Voting: None

CHAIRMAN’S COMMENTS AND CORRESPONDENCE

Vice-Chairman Hoberman opened the meeting for public comment on non-agenda and non-pending application items.

Vice-Chairman Hoberman referred to an article from the New York Times that he sent to the Planning Board members on parking lots and how applicants are asking for additional spaces. This is something the Board should ask the applicant in the future for justification. Councilwoman Geevers suggested that the parking ordinances may need to be reviewed, as well as the lighting codes.

Mr. Pankove stated that several years ago there is a draft sign ordinance created. He believes it was never adopted because there was reference to political signs.

ANDREA MANDEL, 46 Ellsworth Drive, West Windsor Township Council President: Councilwoman Mandel commented that the number of parking spots according to Township Code does not ever match what is actually needed by an applicant. She suggested banking more spots to save impervious surface. As a member of the public, she agreed that public comment should be included in the Agenda and should be clearly notated so the public knows when they can comment. Mr. Surtees referred to Article 12 in the Policies and Procedures. The public can verbally be reminded by the Chairperson at the beginning of each meeting. Councilwoman Mandel also suggested adding to the Agenda that no decisions would be made during these comment periods.

There were no other comments from the Board or public.

ORDINANCE REFERRAL FROM TOWNSHIP COUNCIL

Ordinance 2023-03 – “Flood Plain Management Regulations”

AN ORDINANCE REPEALING THE FLOOD DAMAGE AND PREVENTION PROVISIONS AND ADOPTING FLOODPLAIN MANAGEMENT REGULATIONS OF CHAPTER 200 OF THE CODE OF THE TOWNSHIP OF WEST WINDSOR (1999)

Township Engineer Guzik reviewed the proposed ordinance with the Planning Board members. He explained that this ordinance was amended at the direction of the N.J. DEP who provided a model ordinance to be adopted and incorporated into the codes of the municipalities. Municipalities are required to adopt the ordinance or be removed from the National Flood Insurance Program (NFIP). Engineer Guzik explained that this does not change any of the flood delineation standards or modify existing flood elevations, but will provide a more user-friendly format for property owners and staff. The Planning Board will determine if the ordinance is consistent with the Master Plan and identify items that need to be eliminated, modified, or added.

Vice-Chairman Hoberman opened the hearing to the public. There were no comments from the public. Mr. Pankove made a motion to close the meeting for public comment; seconded by Mr. Schectel. Passed by voice vote.

Following Engineer’s presentation, Mr. Schectel made a motion that Township Ordinance 2023-03, as submitted to the Planning Board with two minor changes, is in compliance with the Master Plan supporting the objectives of the Land Use Law and recommends adoption by the Township Council; seconded by Mr. Pankove.

Roll Call:

Aye: Patel, Loverro, Schectel, Pankove, Geevers, Marathe, Hoberman

Nay: None

Abstain: None

Absent: Baig, Bahree, Appelget, Karp

Not Voting: None

Attorney Muller will submit a memorandum to the Township Clerk advising the Township Council of the action taken tonight by the Planning Board, and indicating the two minor changes as stated by Mr. Schectel.

Mr. Surtees announced that the next meeting is scheduled for April 19, 2023.

ADJOURNMENT

With no further business, Councilwoman Geevers made a motion to adjourn the meeting at approximately 8:00 pm; seconded by Mayor Marathe.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary