

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING  
REGULAR MEETING  
OCTOBER 22, 2020

The Regular meeting of the Zoning Board was called to order at 7:05 pm by Vice Chairman Hoberman in the Senior Center Building at the Municipal Complex.

**ROLL CALL AND DECLARATION OF QUORUM**

Curtis Hoberman Vice-Chair  
John Church  
Henry Jacobsohn  
Carl Van Dyke  
John Roeder  
Daniel Marks  
Eugene Fridkin

**ABSENT:** Susan Abbey, Chair  
Michael Garzio

**TOWNSHIP CONSULTANT STAFF**

Ed Schmierer, Esq., Mason Griffin & Pierson  
Ian Hill, PE, Engineer, Van Cleef Engineering Associates  
Jeff L'Amoreaux, PE, Traffic Engineer, Arora and Associates  
Chris Jepson, Environmental Consultant, Van Cleef Engineering Associates  
Dan Dobromilsky, LLA, Landscape Architect  
Sam Surtees, Land Use Manager and Zoning Officer

**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 13, 2020.

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

There was no public comment on non-Agenda items.

**APPLICATION:**

**ZB19-06      WINDSOR 1 DEVELOPMENT, LLC**  
d-3; d-4; d-6; c Bulk Variances; Minor Subdivision; P/F Major SP and Conditional Use  
Block 7, Lot 59: 3499 U.S. Route One  
Property Zoned: B-2 District  
MLUL: 10/22/20  
(Continued from 9/24/2020 meeting)

Applicant seeks to construct, establish, and maintain a new 5,585 sq. ft. Wawa convenience store with an 8-pump (16 fueling positions) gasoline dispensing facility and a proposed four-story custom Hyatt House Hotel, along with accessory onsite parking, stormwater facility, landscaping, lighting, fencing, signage and related site improvements. As part of the overall plan of the development, the Applicant also seeks minor subdivision approval to subdivide Lot 59 into two lots.

West Windsor Township Zoning Board  
Regular Meeting Minutes October 22, 2020

The proposed Hyatt House Hotel and Wawa convenience store with fueling facility will each operate on their own separate lot.

Attorney representing the applicant: Steven Nehmad, Nehmad Davis & Goldstein, P.C. Mr. Nehmad gave an overview of the project and stated that this hearing is a continuation from the 9/24/2020 meeting and will incorporate revised plans.

Present to testify on behalf of the applicant were:

Matt Sharo, PP, PE, Licensed Civil Engineer, Dynamic Engineering  
Vincent Ciro, President, Growth Properties Hospitality Management  
Michael Redel, Real Estate Project Engineer for Wawa

Mr. Sharo summarized the amendments to the plans, and the applicant's professionals gave their testimony.

The Township's consultants were sworn-in and gave their comments.

Ian Hill P.E., Van Cleef Engineering  
David Novak P.P., Burgis Associates  
Chris Jepson P.E., Van Cleef Engineering  
Dan Dobromilsky CLA, Township Landscape Architect  
Jeff L'Amoreaux P.E. Arora Associates

Curtis Hoberman opened the meeting for public comment on the application.

There was no comment from the public. John Roeder made a motion to close the meeting for public comment; seconded by Carl Van Dyke. Passed by voice vote 7-0.

Henry Jacobsohn made a motion to approve the application; seconded by Daniel Marks.

Aye: Church, Jacobsohn, Marks, Roeder, Fridkin, Hoberman, Van Dyke 7-0

Nay: 0

Abstain: 0

Absent: Abbey, Garzio

Not Voting: 0

Mr. Surtees announced that the next meeting is (tentatively) the reorganization meeting on January 7, 2021.

With no further business, Curtis Hoberman adjourned the meeting at 9:30 pm.

Respectfully submitted,

Cynthia Dziura  
Recording Secretary