

WEST WINDSOR TOWNSHIP SPECIAL PLANNING BOARD
ZOOM MEETING
JUNE 10, 2020

The Special Zoom meeting of the Planning Board was called to order at 7:04 pm on Wednesday, June 10, 2020 by Chairman O'Brien.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Michael Karp, Vice-Chair
Hemant Marathe, Mayor
Sue Appelget
Anis Baig
Linda Geevers
Curtis Hoberman
Michael Huey
Simon Pankove
Allen Schectel, Alt. 1

ABSENT: Jyotika Bahree, Alt. #2

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq.
David Novak, PP, Planner
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 June 2, 2020.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chairman O'Brien thanked Princeton University for lending the Township the Zoom platform, then proceeded with instructions for tonight's meeting. There was no public comment on non-Agenda items.

LIAISON REPORTS

Environmental Commission. Mr. Baig stated that a Grant was received for \$10,000 to promote the reusable bags, and it will be decided on how they will use the money. They will have a Zoom meeting tomorrow; their first one in 3 months.

Affordable Housing Committee. Mr. Schectel said they will be reviewing some plans sent to them by Mr. Surtees. They have not met, and there is no meeting scheduled.

MINUTES

April 29, 2020. Mr. Pankove said he did not vote on Resolution PB 19-13. His vote should be changed from Aye to Not Voting. Mr. Pankove made a motion to adopt the minutes of April 29, 2020 as amended; seconded by Mr. Huey. Abstention by Mr. Schectel, Mr. Baig, and Ms. Appelget. Passed by voice vote.

ORDINANCE REVIEW ON REFERRAL FROM TOWNSHIP COUNCIL

ORDINANCE 2020-12. Ordinance amending the Redevelopment Plan for Princeton Junction by modifying the RP-1 District.

Planning Board Attorney Muller reviewed his memorandum to the Township Council dated March 13, 2020 regarding the suggested amendments to the RP-1 Ordinance. He explained that the amendments were relatively minor. Chairman O'Brien said a memorandum from former Council President, Alison Miller, was received and had been discussed. After conversation by the Board, which included the parking garage, signage, and lighting, the hearing was opened to the public.

ALISON MILLER, 41 Windsor Drive: Ms. Miller apologized for missing the beginning of the meeting. She said she received the email explaining the issues, and she thinks the comments by the Board have been very cogent. She said she thinks it is all about the design and added that the Planning Board has a lot of decisions to make about aesthetics on the application and likes the flexibility on the amount of parking.

There was no further comment from the public. Mr. Schectel made a motion to close the meeting for public comment; seconded by Mr. Pankove. Passed by voice vote.

Mr. Pankove made a motion to approve the Ordinance 2020-12 as submitted to the Planning Board noting that it is consistent with the Master Plan and recommends adoption by the Township Council; seconded by Mr. Schectel.

Roll Call:

Aye –Pankove, Huey, Hoberman, Geevers, Baig, Appelget, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Bahree

Not Voting: Schectel

ORDINANCE 2020-13. Ordinance to amend and supplement Chapter 200; Section 260, RP-1 District of the Code of the Township of West Windsor Amending the RP-1 District Standards (1999).

Planning Board Attorney Muller stated that the text of this ordinance is identical to Ordinance 2020-12. When an ordinance is adopted in the Redevelopment Area, the Redevelopment Plan is amended. So, a parallel ordinance for the Township Code is also adopted for ease of access for people who want to find district regulations, etc.

The hearing was opened 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. Baig. Passed by voice vote.

Mr. Pankove made a motion to approve the ordinance as submitted to the Planning Board noting that it is consistent with the Master Plan and recommends adoption by the Township Council; seconded by Mr. Karp.

Roll Call:

Aye -- Pankove, Huey, Hoberman, Geevers, Baig, Appelget, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Bahree

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Not Voting: Schectel

Planning Board Attorney Muller said he would create a memorandum from the Planning Board to the Township Clerk to be read into the record at the June 22, 2020 Council meeting advising the approval of these two Ordinances.

The next meeting of the West Windsor Township Planning Board will be held on July 8, 2020 in person at the Senior Center.

With no further business, Chairman O'Brien adjourned the meeting at 7:48 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary