

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
May 11, 2022

The Regular meeting of the Planning Board was called to order at 7:01 pm by Chairman O'Brien 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 May 5, 2022.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chairman O'Brien explained the meeting procedure to the audience. There were no comments from the public.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chairman
Michael Karp, Vice-Chairman
Hemant Marathe, Mayor
Andrea Mandel, Councilwoman
Sue Appelget
Anis Baig
Curtis Hoberman
Simon Pankove
Allen Schectel
Jyotika Bahree, Alt. #1

ABSENT: Robert Loverro, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney
David Novak, PP, Planner
Francis Guzik, PE, Township Engineer
Dan Dobromilsky, LLA, Township Landscape Architect
Jeffrey L'Amoreaux, PE, Traffic Engineer
Sean Walsh (for Chris Jepson), PE, Environmental Consultant
Sam Surtees, Land Use Manager and Zoning Officer

APPLICATION:

PB21-15 **BridgePoint WW 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
4201 Quakerbridge Road
Property Zoned: PCD District

MLUL: 5/11/22

The Applicant is seeking to construct a two-phased development to build seven warehouse buildings, with a total footprint of 5,563,117 +/- square feet. Phase I involves developing three warehouse buildings E1, C1 and B1, consisting of 3,010,099 +/- square feet of warehouse space, a subdivision, and construction of a new road from the intersection of Quakerbridge Road and Avalon Way through the intersection of Route 1 and Nassau Park Boulevard. Phase II involves developing four warehouse buildings D1, B2-1, B2-2, & A1, consisting of 2,553,018 +/- square feet of warehouse space. The property is located at the corner of US Route 1, Quakerbridge Road, and Clarksville Road, within the Planned Commercial Development (PCD) District.

Attorney Muller confirmed that the proof of publication and service are in order and the Board has jurisdiction.

The following were sworn-in simultaneously by Attorney Muller.

John Porcek, PE, PP, Bridge Industrial, VP of Development
Bryan Waisnor, PE, Engineer, Langan Engineering & Environmental
Benjamin Mueller, PE, Ostergaard Acoustical Associates
Karl Pehnke, PE, Traffic Engineer, Langan Engineering
Michael Baumstark, RA, Architect, Cornerstone Architects
John McDonough, PP, Planner, John McDonough Associates

Christopher DeGrezia, Esq., Attorney with the firm Faegre Drinker Biddle & Reath LLP, representing the applicant, gave an overview and brief history of the project. The applicant's professionals Mr. Waisnor, and Mr. Mueller were qualified as expert witnesses and testified on behalf of the applicant. Mr. Porcek testified, as well. Exhibits were presented.

At 9:14 pm the Chair declared a short recess and reconvened the meeting at 9:19 pm.

In response to a question about oil/fuel runoff, the applicant stated that property management would be responsible. Applicant confirmed that the warehouses will only be used for storage and distribution. The sound wall will be installed for Phase II closest to Princeton Terrace.

CONTINUATION:

Chairman O'Brien announced that the application is being carried to the May 18, 2022 Planning Board meeting without further notice; and Attorney DeGrezia granted extension of the application's MLUL time deadline to June 1, 2022.

The next Planning Board meeting is scheduled for May 18, 2022. With no further business, Chairman O'Brien adjourned the meeting at 9:55 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary