

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
July 27, 2022

The Regular meeting of the Planning Board was called to order at 7:03 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 July 20, 2022.

**ROLL CALL AND DECLARATION OF QUORUM**

Michael Karp, Chairman

Curtis Hoberman, Vice-Chairman

Hemant Marathe, Mayor

Andrea Mandel, Councilwoman

Sue Appelget

Anis Baig

Jyotika Bahree, Alt. #1

Robert Loverro, Alt. #2

ABSENT: Simon Pankove

Allen Schectel

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney, Law Offices of Gerald Muller, PC

Steve Lydon, PP, Planner, for David Novak, PP, Planner, Burgis & Associates

John Taylor, PE, Engineer, Assistant Township Engineer

Jeffrey L'Amoreaux, PE, Traffic Engineer, Arora & Associates

Dan Dobromilsky, LLA, Township Landscape Architect

Sam Surtees, Land Use Manager and Zoning Officer

**MINUTES**

June 15, 2022

Vice-Chairman Hoberman made a motion to approve the June 15, 2022 minutes, as amended; seconded by Mr. Baig.

Approved by voice vote. Abstention by Ms. Bahree.

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

**RESOLUTIONS:**

**PB21-11**

**IV1 Logistics FNA JDN Enterprises, LLC**

Preliminary/Final Major Site Plan with Variance & Waivers

399 Princeton-Hightstown Road

Block 22, Lot 5

After discussion by the Board members, Mayor Marathe made a motion to approve Planning Board Resolution PB 21-11; seconded by Councilwoman Mandel.

Roll Call:

Aye: Bahree, Baig, Appelget, Mandel, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Schectel, Pankove

Not Voting: Loverro

**PB20-15 Amended**      **Avalon Bay Communities, Inc.**  
**Princeton Junction Train Station Redevelopment**  
Amended Preliminary & Final Major Site Plan  
Washington Road & Station Drive  
Block 6, Lots 8, 54, 55.01 & 76  
Block 5 (portion of), Lot 8.05

Mayor Marathe made a motion to approve Planning Board Resolution PB 20-15, as amended; seconded by Mr. Baig.

Roll Call:

Aye: Loverro, Baig, Appelget, Mandel, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Schectel, Pankove

Not Voting: Bahree

**APPLICATION:**

**PB21-10**      **Carnegie Center West – Korman Suites**  
Preliminary/Final Major Site Plan & Subdivision and 6<sup>th</sup> Amendment to Preliminary “A” Site Plan  
Block 7.13, Lot 12.06  
Property Zoned: ROM-1 District  
MLUL: 7/27/22

A proposed four-story, approximately 360,000 square foot, 270 room corporate suites hotel with parking and other associated site improvements comprising a portion of Lot 12.06 in Block 7.13, within Carnegie Center West and known as Building 801 is proposed. Block 7.13, Lot 12.06 is proposed to be subdivided—proposed Lot 12.061 for the hotel and proposed Lot 12.062 for future development. The applicant also requests an amendment to the previously granted general development plan approval known as Preliminary A to revise the layout for various buildings, parking, utilities, grading, stormwater management, landscaping, and other associated improvements. Various variances and design waivers are required.

Attorney Muller confirmed that the proof of publication and service are in order and the Board has jurisdiction. The following were present to testify on behalf of the applicant. The Professionals were sworn-in by Attorney Muller and qualified as expert witnesses by Attorney Gonchar.

Greg Ricciardi, BXP Companies, Counsel representative of the applicant

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Scott Relick, representative of Korman Communities  
Michael Thomas, PE, Engineer, T & M Associates  
Bruce Klein, Traffic Engineer, T & M Associates  
Jeffrey Brown, representative of Korman Communities  
Ryan Bruce, RA, Architect, Bernardon  
John McDonough, PP, Planner, John McDonough Associates

Meryl Gonchar, Sills, Cummis & Gross, P.C., representing the applicant, gave an overview of the project. Mr. Ricciardi followed with recent upgrades to the property. The remaining professionals proceeded with testimony.

**RECESS** -- At 9:50 pm, Chairman Karp declared a recess and reconvened the meeting at 10:00 pm.

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 July 19, 2022  
John Taylor, PE, Assistant Township Engineer, for Frances Guzik's report dated July 19, 2022  
Jeff L'Amoreaux, PE, Traffic Engineer, Arora and Associates, report dated July 19, 2022  
Dan Dobromilsky, LLA, Township Landscape Architect, report dated July 18, 2022  
Tim Lynch, Chief, Emergency Services, report dated July 20, 2022

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

Mr. Loverro made a motion to approve the proposed Amendment Number 6 to the preliminary A approval and to grant preliminary and final site plan and subdivision approval, the two variances both relating to the Route 1 setback, the design waivers and several submission waivers as cited by Attorney Muller and conditions requested by the West Windsor Township Planning Board; seconded by Ms. Bahree.

Roll Call:

Aye: Loverro, Bahree, Baig, Appelget, Mandel, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Schectel, Pankove

Not Voting: None

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Chairman Karp opened the meeting to public comment on any non-agenda items. There were no comments. With no further business, Chairman Karp adjourned the meeting at 11:30 pm.

The next Regular meeting is scheduled for August 24, 2022.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary