

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
August 16, 2023

The Regular meeting of the Planning Board was called to order at 6:31 pm by Chairman Karp 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 August 9, 2023.

**ROLL CALL AND DECLARATION OF QUORUM**

Michael Karp, Chairman, Class IV

Curtis Hoberman, Vice-Chairman, Class IV

Hemant Marathe, Mayor, Class I

Linda Geevers, Councilwoman, Class III

Sue Appelget, Class IV

Anis Baig, Class IV

Simon Pankove, Class IV

Robert Loverro, Alt. #1

Pankaj Patel, Alt. #2

**ABSENT:** Jyotika Bahree, Class II

Allen Schectel, Class IV

**TOWNSHIP CONSULTANT STAFF PRESENT**

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

David Novak, PP, Planner, Burgis & Associates

Dan Dobromilsky, LLA, Township Landscape Architect

Sam Surtees, Land Use Manager and Zoning Officer

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Chairman Karp announced that (due to a noticing error) the meeting will begin with discussion of the Conservation Plan Element. At 7:00 pm, the public hearing for the Historical Plan Element will be begin. Once that is complete, the meeting will return to the discussion on the Conservation Plan Element. There was no correspondence.

**PUBLIC COMMENTS**

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

TIRZA WAHRMAN, 5 Stonelea Drive: Ms. Wahrman announced that the DEP recently published the Inland Flood Protection Rule. She said it is for pending projects like Bridgepoint and the Township can revisit the 1999 outdated maps that were part of the 6/29/22 approval. This site requires additional permits from NJ DEP. The freshwater wetland permits have not yet been granted and the application remains deemed incomplete. There is an exception for ordinances that can be looked at again on the grounds of public health and safety. She urged the Township not proceed with the project.

STACEY FOX, 29 Berrien Avenue: Ms. Fox continued with Ms. Wahrman's comments regarding the public's health and safety. She said that last year when community was not happy with the project because of health hazards caused by trucks, they were told there would be no curb cuts so the trucks could not use Clarksville Road. Now the Penns Neck residents are complaining about the trucks using Washinton Road. The response was this is a truck route and there is nothing the Township can do. So now on the basis of the potential health risks and the public's health and safety, she asks that the application be reopened.

#### **LIAISON REPORTS**

Environmental Commission – Mr. Baig stated there was no meeting last week.

Affordable Housing Committee – Ms. Bahree was absent. Ms. Geevers said she attended the meeting held on August 3, 2023. The plans for 400 Steps were reviewed. The Committee would like an ordinance in the Township requiring bikes to be covered and secured. They would like to see a dispersed vs. interspersed for the Affordable Housing placement. Mr. Surtees stated 400 Steps would be returning to the Board near Thanksgiving.

#### **MASTER PLAN WORK SESSION – Draft Conservation Plan Element of the Master Plan – Draft 1, dated July 20, 2023**

Planner Novak said this is a starting point draft to solicit feedback. He explained it is an optional element of the Master Plan and why the Township needs to do this. Planner Novak thanked the Environmental Commission for their help and input in preparing this document; their contribution will be noted in the document. He reviewed the Plan section by section answering any questions by the Planning Board members.

There was discussion about the Township's Sustainable Jersey Silver Status. Landscape Architect Dan Dobromilsky and Council President Mandel explained the difference between the silver and gold status.

*7:00 pm – The Planning Board paused the Discussion on the Draft Conservation Plan Element of the Master Plan and began the Public Hearing on the Draft Historic Preservation Plan Element.*

#### **MASTER PLAN PUBLIC HEARING – Draft Historic Preservation Plan Element, dated July 6, 2023**

Attorney Muller announced that this is a formal Master Plan hearing, anyone testifying or making comments will need to be sworn-in and that the notice of publication and service were in order and the Board has jurisdiction. Planning Board Planner Novak was sworn-in by Attorney Muller.

Planner Novak gave a background, description of the purpose, and overview of the Draft Historic Preservation Plan. He stated that the Planning Board met as a work session on May 17, 2023 and comments were incorporated. He said this is an optional element of the Master Plan and this is the first time the Township will be adopting one. He commended and thanked the Historical Society for all their contributions. Planner Novak explained the benefits of having this Plan. There were some non-critical suggestions/comments received that can be incorporated.

Vice-Chairman Hoberman made a motion to open the meeting for public comment on the Draft Historic Preservation Plan Element.

JOHN CHURCH, 11 Princeton Place: Mr. Church said the Plan is a terrific document with historical value.

Stacey Fox, 29 Berrien Avenue: Ms. Fox said she was glad to have discussion on Historic Preservation. There are valuable historic properties should not be bulldozed for warehouses or gas stations. West Windsor is great place to live, and there are creative ways to earn ratables without destroying historic properties. In regard to Silver Sustainable Jersey, the Township needs to make a choice; i.e. solar panels over parking lots are smart. More gas stations are being approved and installed than individual EV charging stations.

TIRZA WAHRMAN, 5 Stonelea Drive: Ms. Wahrman suggested that with Bridgepoint application still pending, she would like to send a letter dated January 17, 2023 referencing the historic preservation office and the Clarksville Road site as a historic site during the Revolutionary War. Historic significance is important.

Mr. Pankove closed the public comment portion of the meeting; seconded by Mr. Baig.

Mr. Baig made a motion to adopt the Draft Historic Preservation Plan Element of the Master Plan, as amended with the NON-CONTEXTUAL corrections and minor changes discussed and/or sent to Planner Novak; seconded by Councilwoman Geevers.

Roll Call:

Aye: Patel, Loverro, Pankove, Baig, Appelget, Geevers, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Schectel, Bahree

Not Voting: None

### **CONTINUATION**

### **MASTER PLAN WORK SESSION – Draft Conservation Plan Element of the Master Plan – Draft 1, dated July 20, 2023**

Discussion, comments, and questions were continued. There was public participation during the discussion. Several suggestions/amendments were received and will be incorporated into the next draft of the Plan.

Chairman Karp opened the meeting for public comment. There were no comments made by members of the public.

Mr. Baig made a motion to close the public comment portion of the meeting; seconded by Mr. Pankove.

### **ADJOURNMENT**

With no further business, Mr. Pankove made a motion to adjourn the meeting; seconded by Mr. Baig at approximately 8:35 pm.

The next meeting is scheduled for September 20, 2023.

Respectfully submitted,  
Cynthia Dziura, RMC/CMR  
Recording Secretary