

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
November 8, 2023

The Regular meeting of the Planning Board was called to order at 6:36 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 November 1, 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  
Jyotika Bahree, Class II  
Anis Baig, Class IV  
Sue Appelget, Class IV  
Allen Schectel, Class IV  
Robert Loverro, Alt. #1  
Pankaj Patel, Alt. #2

ABSENT: Simon Pankove, Class IV

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney, Law Offices of Gerald Muller, PC  
David Novak, PP, Planner, Burgis & Associates

Sam Surtees, Land Use Manager and Zoning Officer

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

There were no comments or correspondence.

**PUBLIC COMMENTS**

Chairman Karp opened the meeting for public comment on non-agenda and non-pending application items. There were no comments from the public.

**RESOLUTIONS:**

**PB20-09**    **HSC West Windsor, LLC**  
Request for 1-year extension of approval  
Block 8, Lots 17, 24, & 30  
3496-3500 US Route 1

Mr. Baig made a motion to adopt Planning Board Resolution PB 20-09; seconded by Ms. Appelget.

Roll Call:

Aye: Patel, Schectel, Baig, Appelget, Geevers, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Pankove

Not Voting: Loverro, Bahree

**MASTER PLAN PUBLIC HEARING – Draft Conservation Plan Element of the Master Plan – Dated October 4, 2023**

Attorney Muller announced that the notice of publication and service were in order and the Board has jurisdiction. Planning Board Planner Novak and Sam Surtees were both sworn-in by Attorney Muller.

Planner Novak gave background on the adoption of different elements of the Master Plan. He explained that the Conservation Plan is an optional element of the Township's Master Plan and gave a description of the purpose, overview and need for the element. Planner Novak stated that the Plan will be amended to include the Inland Flood Protection Rule that was adopted by the State of New Jersey on July 17, 2023, and any application submitted prior to that will not be affected. Chairman Karp asked for comments from the Planning Board members.

Chairman Karp opened the meeting for public comment on the Conservation Plan Element of the Master Plan. There were no comments. Mr. Schectel made a motion to close for public comment; seconded by Mr. Baig.

Mr. Schectel made a motion to adopt the Draft Conversation Plan Element of the Master Plan, as amended with changes discussed; seconded by Ms. Bahree.

Roll Call:

Aye: Loverro, Schectel, Baig, Bahree, Appelget, Geevers, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Pankove

Not Voting: Patel

**MASTER PLAN PUBLIC HEARING – Draft Dutch Neck Planning & Zoning Study (a supplement to the 2020 Land Use Plan Element of the Master Plan**

At this time, Ms. Appelget recused herself from the hearing on the Draft Dutch Neck Planning & Zoning Study.

Chairman Karp read a letter into the record from Sue Appelget, Planning Board member, as a property owner in the Dutch Neck community. The letter requested the public hearing be postponed to a later date so that there is full disclosure to the residents of the community and so they can give input to the Study. She also commented on the Windsor Chapel property located across from the Dutch Neck School.

The Planning Board discussed if residents in that study area should be noticed. This is not a requirement of the Land Use Law.

Planning Board Planner Novak and Sam Surtees were both sworn-in by Attorney Muller.

Planner Novak gave a description of the Master Plan stating there are different elements. He also explained why the Township is proceeding with this optional element. Many properties do not conform to the current zoning; therefore, minor changes requested by residents will require them to come before the zoning board necessitating costly applications. ADUs (accessory dwelling units) were also discussed. Planner Novak stated proposed changes, including the creation of the Dutch Neck Hamlet district.

Chairman Karp opened the meeting for public comment on the Draft Dutch Neck Planning & Zoning Study.

DONALD ED MACQUEEN, 33 Barrington Drive: Mr. MacQueen said he is an Elder on Windsor Chapel's board. He asked about the uses of the church property. He confirmed there is no plan to sell the property.

THOMAS RADAY, 409 Village East: Mr. Raday said he is concerned about the Windsor Chapel property which is to the rear of his property, and he hopes a buffer will be installed.

SUE APPELGET, 215 South Mill Road: Ms. Appelget presented photos of the church parking lot.

Cynthia Yoder, 212 South Mill Road: The speaker asked that the Township be more proactive of communication from the start in plans that are affecting the residents.

DAVID DONNY, 209 South Mill Road: Mr. Donny asked about cluster housing. Planner Novak responded the Township wants zoning consistency in the district. Mr. Donny suggested tabling this until there is a solution. Chairman Karp said since it was late and there was a lot to consider and people to hear, no action will be taken tonight.

GEORGE HILL, Hamilton Township resident and member of Windsor Chapel: Mr. Hill agreed to simplifying the zoning in Dutch Neck, and asked what the "Green Belt" area was. Planner Novak responded that it is a band of connected Open Space which extends through the community with the first being adopted in 1977. Mr. Hill asked why the Windsor Chapel site was chosen for the cluster housing site. Planner Novak responded there is a large vacant area of land there. Mr. Hill said this would greatly affect the traffic in the future.

JOHANNA HENDRICKS: Ms. Hendricks commented about renovating and rebuilding homes in the community. She also asked about the Board of Education using the old chapel building for transportation. Planner Novak responded if the Board of Education was to come before the Board (for a courtesy review) for a permitted use, it would enable the Board to have more control of conditions on the property.

MATTHEW WARGO, 412 Village Road East: Mr. Wargo asked where property setback values come from. Planner Novak explained the process, and added it is not always accurate.

MICHELLE DERAFFELE, 418 Village Road East: Mr. Deraffele said she is opposed to cluster housing behind them. When the school has an event, cars are backed up and it is impossible to get out of their driveways.

CYNTHIA YODER, 212 South Mill Road: Ms. Yoder commented on the Board of Education using the building located at 501 Village Road West as a Transportation building and the noise issues. She also asked about design standards and not wanting their homes to be on the historical registry, which would include being regulated. This would also affect their resale value. Chairman Karp stated that the Board of Education will be attending the Planning Board meeting on December 6, 2023 and encouraged her and her neighbors to attend.

GLENYS GAYLER, 415 Village Road East: Ms. Gayler confirmed that she lives in a 2-family home. Ms. Gayler talked about the traffic on her road, and said she is located on the bend. She asked if businesses could be built in this district. Planner Novak responded no, except for certain home occupations.

Chairman Karp announced that a new document with the comments/recommendations from tonight will be created and the Public Hearing on the Draft Dutch Neck Planning & Zoning Study will be continued to January 17, 2024. The ADUs and the cluster option for the Windsor Chapel will be removed from the next version. He asked the public to bring their comments so they can read them at the next meeting.

#### **ADJOURNMENT**

With no further business, Councilwoman Geevers made a motion to close the meeting at approximately 9:35 pm; seconded by Mayor Marathe.

The next meeting is scheduled for December 6, 2023.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary