

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
RE-ORGANIZATION MEETING
JANUARY 17, 2024

The Regular Re-Organization meeting of the Planning Board was called to order at 6:39 pm by Attorney Muller 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 January 5, 2024.

SEATING OF NEW OR RE-APPOINTED MEMBERS

The following Planning Board Members were newly appointed: Councilman Martin Whitfield as a Class III Member was previously sworn-in. Ms. Appelget, as Class IV member, read the Oath of Office into the record.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman, Class IV
Curtis Hoberman, Vice-Chairman, Class IV
Hemant Marathe, Mayor, Class I
Martin Whitfield, Councilman, Class III
Sue Appelget, Class IV
Robert Loverro, Alt. #1
Pankaj Patel, Alt. #2

ABSENT: Jyotika Bahree, Class II
Anis Baig, Class IV
Simon Pankove, Class IV
Allen Schectel, Class IV

TOWNSHIP CONSULTANT STAFF

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

REORGANIZATION

Attorney Muller asked for nominations for Chair. Mr. Loverro nominated Michael Karp as Planning Board Chair for 2024. There were no other nominations.

Roll Call:

Aye: Patel, Loverro, Appelget, Whitfield, Marathe, Hoberman, Karp

Nay: None

Absent: Schectel, Pankove, Baig, Bahree

The meeting was turned over to Chairman Karp.

Chairman Karp asked for nominations for Vice-Chair. Chairman Karp nominated Curtis Hoberman as Planning Board Vice-Chair for 2024. There were no other nominations.

Roll Call:

Aye: Patel, Loverro, Appelget, Whitfield, Marathe, Hoberman, Karp

Nay: None

Absent: Schectel, Pankove, Baig, Bahree

Mayor Marathe made a motion to select Lisa Komjati as Planning Board Administrative Secretary for 2024; seconded by Mr. Patel.

Roll Call:

Aye: Patel, Loverro, Appelget, Whitfield, Marathe, Hoberman, Karp

Nay: None

Absent: Schectel, Pankove, Baig, Bahree

Ms. Appelget made a motion to select Cindy Dziura as Planning Board Recording Secretary for 2024; seconded by Vice-Chair Hoberman.

Roll Call:

Aye: Patel, Loverro, Appelget, Whitfield, Marathe, Hoberman, Karp

Nay: None

Absent: Schectel, Pankove, Baig, Bahree

RESOLUTION ADOPTING PLANNING BOARD PROCEDURAL GUIDELINES FOR 2024 (PB2024-R-01)

Mr. Surtees announced that the only change was the number of times that the Board meets; it will now be the first and third Wednesday of the month, unless there is a need for special meeting. Mayor Marathe made a motion to approve Resolution PB2024-R-01 to adopt 2024 Planning Board Procedural Guidelines; seconded by Ms. Appelget.

Roll Call:

Aye: Patel, Loverro, Appelget, Whitfield, Marathe, Hoberman, Karp

Nay: None

Absent: Schectel, Pankove, Baig, Bahree

CONSENT AGENDA

- a) Declaration of official and other newspapers to receive meeting notices. (PB2024-R-02)
- b) Resolution setting forth regular meetings (first and third Wednesdays of each month. (PB2024-R-03)
- c) Authorization for Chair or Vice-Chair to approve bills and vouchers.
- d) Traffic Safety Office: Sergeant Kevin Loretucci
- e) Fire Marshall: Tim Lynch
- f) Landscape Architect: Dan Dobromilsky, LLA
- g) Planning Board Engineer: Fran Guzik, PE
- h) Planning Board Attorney: Muller & Baillie—Gerald Muller, Esq.
- i) Environmental Engineer: Van Cleef Engineering Associates—Chris Jepson, PE
- j) Traffic Engineer: Arora and Associates—Quazi Masood, PE, PTOE
- k) Planner: Burgis & Associates—David Novak, PP, AICP
- l) Planning Board Noise & Air Engineer—GZA GeoEnvironmental, Inc.—Marc Hudock

Chairman Karp read the Consent Agenda items a-l into the record. Mayor Marathe made a motion to approve the Consent Agenda; seconded by Ms. Appelget.

Roll Call:

Aye: Patel, Loverro, Appelget, Whitfield, Marathe, Hoberman, Karp

Nay: None

Absent: Schectel, Pankove, Baig, Bahree

LIAISON REPORTS

Environment Commission – Mr. Baig was not present to give a report. Tabled until the next meeting.

Affordable Housing Committee – Ms. Bahree was not present to give a report. Tabled until the next meeting.

CHAIRMAN’S COMMENTS AND CORRESPONDENCE

Chairman Karp had no comments.

PUBLIC COMMENTS

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

DAVE KIMMEL, 11 Scott Avenue: Mr. Kimmel said he was present to represent the walking and biking community and, as a general comment, that safety is important.

RESOLUTIONS

PB23-09 Market Fair – South End Improvements

Minor Site Plan with Sign Waivers

3535 US Route 1; Block 7.15, Lot 14.04

Attorney Muller said this application was handled by Attorney Ed Schmierer and he had several changes (non-substantial). He will forward these changes to the Administrative Secretary. Planner Novak gave a description of the resolution.

Mayor Marathe made a motion to approve Planning Board Resolution PB 23-09, as amended; seconded by Vice-Chairman Hoberman.

Roll Call:

Aye: Marathe, Hoberman, Karp

Nay: None

Absent: Schectel, Pankove, Baig, Bahree

Not Voting: Patel, Loverro, Appelget, Whitfield

MASTER PLAN PUBLIC HEARING (continued from 11/8/23)

Draft Dutch Neck Planning & Zoning Study (a supplement to the 2020 Land Use Plan Element of the Master Plan)

6:54 – Ms. Appelget recused herself from the Hearing.

Planner Novak announced that the most recent document is 03 which incorporates the comments last discussed on November 8, 2023. It is a guideline to help the Township with future zoning regulations. Chairman Karp addressed a letter from Township resident David Donahue regarding ADUs received by the Land Use Office on December 22, 2023. ADUs are not a permitted use in this district, and will not be permitted going forward. Homeowners will have to go to the Zoning Board for a variance.

Planner Novak also addressed the proposed designation of the Historic Zoning in Dutch Neck. (Reference was also made to a second comment letter received on December 22, 2023 from David Donahue.)

Chairman Karp opened the meeting for public comment.

DAVID DONAHUE, 209 South Mill Road: Mr. Donahue said he represented a group of residents. He asked several questions on how this plan will affect any concerns the public may have and how they could have influence in future decisions. Mr. Surtees explained the Township ordinance process. Mr. Donahue said there are 2 large properties in this historic district they are concerned about and expressed what the group does not want. Lot size vs. home size, a burial ground/cemetery, and a 4-way stop at an intersection were also discussed.

MATT WARGO, 412 Village Road: Mr. Wargo said that he does not agree with the installation of signs for traffic calming; there is no enforcement there.

LINDA GEEVERS, 20 Hawthorne Drive, Council President speaking as a resident: Ms. Geevers asked what the process would be if a resident wanted to knock down a home and rebuild on a property. She also recommended that certain phrases be removed from the Plan.

CYNTHIA YODER, 212-214 S. Mill Road: Ms. Yoder asked about the curve at Village Road East and South Mill. Mayor Marathe responded they could check with the Township Engineer.

DAVE KIMMEL, 11 Scott Avenue: Mr. Kimmel asked if the curved road could be made into a crossroad.

Mayor Marathe made a motion to close the meeting for public comment; seconded by Vice-Chairman Hoberman. Voice Vote – All Aye.

Mayor Marathe made a motion to approve the Dutch Neck Planning & Zoning Study with amendments; seconded by Mr. Patel.

Roll Call:

Aye: Patel, Loverro, Whitfield, Marathe, Hoberman, Karp

Nay: None

Absent: Schectel, Pankove, Baig, Bahree

Recused: Appelget

ADJOURNMENT

Chairman Karp adjourned the meeting at approximately 8:11 pm. The next meeting is scheduled for February 7, 2024.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary