

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
August 21, 2024

The Regular meeting of the Planning Board was called to order at 6:33 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 7, 2024.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman, Class IV	ABSENT:	Jyotika Bahree, Class II
Curtis Hoberman, Vice-Chairman, Class IV (arrived at 6:48 pm)		Sue Appelget, Class IV
Hemant Marathe, Mayor, Class I		Anis Baig, Class IV
Martin Whitfield, Councilman, Class III		Simon Pankove, Class IV
Robert Loverro, Alt. #1		Allen Schectel, Class IV
Pankaj Patel, Alt. #2		

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney, Muller & Baillie, P.C
David Novak, PP, Planner, Burgis & Associates

Sam Surtees, Land Use Manager and Zoning Officer

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.

LIAISON REPORTS

Environmental Commission – Liaison Anis Baig was not present to give a report.
Affordable Housing Committee– Liaison Jyotika Bahree was not present to give a report.

RESOLUTIONS:

PB24-05 **NJ Hospital Association**
Sign Waivers
760 Alexander Road
Block 9, Lot 57

Mayor Marathe made a motion to approve Planning Board Resolution PB24-05; seconded by Councilman Whitfield.

Roll Call:

Aye: Whitfield, Marathe

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Nay: None

Abstain: None

Absent: Schectel, Pankove, Baig, Bahree, Appelget, Hoberman

Not Voting: Patel, Loverro, Karp

APPLICATION:

PB24-07 **Square @West Windsor – Pet Hospital**
 Conditional Use
 3512 US Route 1
 Block 8, Lot 10.03
 Property Zoned: B-2 District
 MLUL: 9/13/24

The applicant, West Windsor Plaza Associates, LLC seeks conditional use approval for a veterinary clinic (Veterinary Emergency Group) at the existing Square at West Windsor Shopping Center. The proposed veterinary clinic complies with all the conditional use requirements of West Windsor Township Municipal Code Section 200-201.B.(4). No variances are required in connection with this application.

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

Rosemary Stone-Dougherty, Attorney, representing the applicant, gave a description of the project.

The following gave a presentation on behalf of the applicant. They were sworn-in simultaneously by Attorney Muller.

- Stan Slachetka, PP, Planner
- Nathaniel Welsh, Director of Development, Pennoni Associates, Representing Property Owner
- Jennifer Hanlon, Sr. Director of Real Estate and Development, Veterinary Emergency Group (VEG)

The hearing commenced. Planner Slachetka reviewed the conditions and stated how the applicant was going to comply with the conditions. The Board members asked several questions.

The Township's Planning Board Planner, David Novak of Burgis Associates, was sworn-in by Attorney Muller. He presented his report dated July 30, 2024.

Chairman Karp opened the meeting for public comment on the application.

There was no comment from the public. Mayor Marathe a motion to close the meeting for public comment; seconded by Mr. Loverro. Passed by voice vote.

Mayor Marathe made a motion to approve application PB24-07 for conditional use; seconded by Mr. Loverro.

Roll Call:

Aye: Patel, Loverro, Whitfield, Marathe, Karp

Nay: None

Abstain: None

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Absent: Schectel, Pankove, Baig, Bahree, Appelget
Not Voting: Hoberman

ADJOURNMENT

The next meeting is tentatively scheduled for September 4, 2024.

With no further business, Chairman Karp adjourned the meeting at approximately 7:22 pm.

Respectfully submitted,

Cynthia Dziura
RMC/CMR, Recording Secretary