

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
October 16, 2024

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 October 7, 2024.

**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  
Anis Baig, Class IV (entered at 6:33 pm)  
Allen Schectel, Class IV  
Robert Loverro, Alt. #1 (left meeting at 8:35 pm)

ABSENT: Jyotika Bahree, Class II  
Sue Appelget, Class IV  
Simon Pankove, Class IV  
Pankaj Patel, Alt. #2

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney, Muller & Baillie, P.C  
David Novak, PP, Planner, Burgis & Associates  
Frances Guzik, PE, Township Engineer  
Quazi Masood, PE, PTOE, Traffic Engineer, Arora & 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.

Vice-Chairman Hoberman reported that Chairman Karp and he recently attended the new WaWa ribbon cutting. He asked Kristin Appelget if a ribbon cutting would ever be held for the Lakeside Campus at Princeton University. She said there would be a Spring 2025 event that the Township will be invited to.

**LIAISON REPORTS**

Environmental Commission—Mr. Baig announced there was nothing to report. He was out of town when they held their last meeting.

Affordable Housing Committee—Ms. Bahree was not in attendance tonight but submitted a report from the October 3, 2024 Affordable Housing Committee Meeting which Chairman Karp read it into the record. Attorney Muller briefly reported on the Fourth Round of Affordable Housing.

**MINUTES:**

September 4, 2024

Vice-Chairman Hoberman made a motion to approve the September 4, 2024 minutes; seconded by Mayor Marathe.  
Approved by voice vote. Abstention(s) by: Mr. Schectel

The approved minutes will be forwarded to the Administrative Secretary.

**RESOLUTIONS:**

- a) **PB24-01**      **Woodstone Commercial West Windsor LLC**  
Preliminary/Final Major Site Plan – Phase 1 & 2 with Variance Relief and Waivers  
1 Meadow Road, Block 86, Lot 58.02

Attorney Muller gave a description of the resolution.

Mr. Baig made a motion to approve Planning Board Resolution PB 24-01; seconded by Mayor Marathe.

Roll Call:

Aye: Schectel, Baig, Whitfield, Marathe, Hoberman, Karp

Nay: None

Abstain: Loverro

Absent: Patel, Pankove, Bahree, Appelget

- b) **PB24-07**      **Square @ West Windsor – Pet Hospital**  
Conditional Use Approval  
3512 US Route 1, Block 8, Lot 10.03

Attorney Muller gave a description of the resolution.

Mayor Marathe made a motion to approve Planning Board Resolution PB 24-07; seconded by Chairman Karp.

Roll Call:

Aye: Loverro, Whitfield, Marathe, Karp

Nay: None

Abstain: Schectel, Baig, Hoberman

Absent: Patel, Pankove, Bahree, Appelget

**APPLICATIONS:**

- a) **PB19-13 Amended**      **SENIOR LIVING @ BEAR CREEK**  
Request for one (1) year extension of Amended Final Major Site Plan  
Old Trenton Road and Village Road East

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Block 33, Lot 1.02  
Property Zoned: PRRC  
MLUL: N/A

Anthony Mazzucca of Black Point Realty was sworn-in by Attorney Muller. Mr. Mazzucca said delays were due to financial issues with high interest rates and the public's opinion of Senior Affordable Housing. He explained that they are now on the right track, and does not think they will need another extension.

Mayor Marathe made a motion to approve the one-year extension of the application of PB19-13 Amended Senior Living @ Bear Creek to October 16, 2025; seconded by Vice-Chairman Hoberman.

Roll Call:

Aye: Loverro, Schectel, Baig, Whitfield, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Patel, Pankove, Bahree, Appelget

**b) PB24-10**

**CHICK-FIL-A WEST WINDSOR**

**Preliminary/Final Major Site Plan; Bulk Variance & Sign Waivers**

3499 US Route 1

Block 7, Lot 59.02

Property Zoned: B-2 District

MLUL: 10/16/24

The subject property was originally constructed as a Clarion Hotel. The Property was granted approval for a 5,585 sf WAWA with fuel sales (lot 59.01) and a 4-story hotel (lot 59.02) in November 2021. The proposed development will replace the previously approval hotel (lot 59/.02) to construct a 5,332 sf Chick-fil-A quick service restaurant with 74 interior sets (22 exterior), 79 parking spaces, dual drive-thru lanes, meal order/delivery canopies, sidewalks, landscaping, lighting, and utilities. The proposed Chick-Fil-A with drive-thru is a permitted use with the B-2 neighborhood center business zone district.

Duncan Prime, Attorney, Prime & Tuvel, representing the applicant, gave a description and history of the project. He explained why his client returned to the Planning Board tonight. Chairman Karp asked that he and his professionals focus on the changes in the site plan of what was approved (the Legacy Plan) vs. the current one. The hearing commenced.

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

Tyler Lucas, PE, Colliers Engineering & Design

Patrick Downey, PE, Traffic Engineer, Dynamic Traffic

Daniel Bloch, Planner, Colliers Engineering & Design

John Martinez, Development Manager with Chick-Fil-A

The Township's Planning Board Professionals were sworn-in by Attorney Muller. Reports were submitted and reviewed as follows:

Tim Lynch, Chief, Emergency Services, (not present) report dated September 25, 2024—Reviewed by Chairman Karp  
David Novak, PP, Planner, Burgis Associates, report dated October 7, 2024  
Francis Guzik, PE, Township Engineer, report dated October 8, 2024  
Edward Snieckus, LLA, Landscape Architect, (not present) report dated Oct. 8, 2024—Reviewed by Planner Novak  
Quazi Masood, PE, Traffic Engineer, Arora and Associates, report dated October 8, 2024

Chairman Karp opened the meeting for public comment on the application. There were no comments from the public. Mr. Baig made a motion to close the meeting for public comment; seconded by Vice-Chairman Hoberman. Passed by voice vote.

Vice-Chairman Hoberman made a motion to approve the preliminary and final site plan with waivers/exceptions and conditions as cited by Attorney Muller; seconded by Mr. Loverro.

Roll Call:

Aye: Loverro, Schectel, Baig, Whitfield, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Patel, Pankove, Bahree, Appelget

**c) PB24-04                      MARKET FAIR – SITE LIGHTING UPGRADES**

Minor Site Plan with Waivers  
3535 US Route 1  
Block 7.15, Lots 14.04 & 14.05  
Property Zoned: B-2 District  
MLUL: 10/16/24

8:35 pm – Due to a conflict, Planning Board Member Rob Loverro left the meeting.

Teachers Insurance and Annuity Association (TIAA) seeks minor site plan approval with waivers for lighting upgrades to the parking lots serving the Market Fair retail center and the office building at 100 Canal Point Boulevard. Waivers are requested for average illumination levels in parking lots and to permit site lighting to turn off later than 11 PM.

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

Tom Letizia, Attorney with Troutman Pepper Hamilton Sander representing the applicant, gave a description of the project. His applicant, due to customer complaints, is upgrading the lighting on the property and filling in dark spots, as well as extending the time the lighting is kept on for customer and employee safety. He said his client will work with the Township Professionals and comply with the Engineer's and the Landscape Architect's comments.

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

Greg Tellason, National Account Executive for Regency Supply, Certified Lighting Professional

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Anthony Palino, General Manager Market Fair

The Township's Planning Board Professionals were sworn-in by Attorney Muller.

David Novak, PP, Planner, Burgis Associates

Francis Guzik, PE, Township Engineer

Chairman Karp opened the meeting for public comment on the application. There were no comments from the public. Mayor Marathe made a motion to close the meeting for public comment; seconded by Mr. Schectel. Passed by voice vote.

Mr. Schectel made a motion to approve application PB24-04 for minor site plan lighting upgrades with waivers for Market Fair with conditions as cited by Attorney Muller; seconded by Mr. Baig.

Roll Call:

Aye: Schectel, Baig, Whitfield, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Patel, Pankove, Bahree, Appelget

Recused: Loverro

ADJOURNMENT

The next meeting is tentatively scheduled for November 6, 2024.

With no further business, Chairman Karp adjourned the meeting at approximately 9:40 pm.

Respectfully submitted,

Cynthia Dziura

RMC/CMR, Recording Secretary