

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
December 18, 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 December 4, 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
Simon Pankove, Class IV
Allen Schectel, Class IV
Pankaj Patel, Alt. #2

ABSENT: Jyotika Bahree, Class II
Sue Appelget, Class IV
Robert Loverro, Alt. #1

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney, Muller & Muller, P.C (entered meeting at 6:45 pm)

Sam Surtees, Land Use Manager and Zoning Officer
Patricia Van Clef, (New) Recording Secretary 2025

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 REPORT

Affordable Housing Committee – The following report dated December 18, 2024 received from Ms. Bahree was given by Chairman Karp: At the December 5, 2024 Affordable Housing Committee Meeting, it was reported that the New Jersey Department of Community Affairs (DCA) released its Fourth Round (2025-2035) affordable housing numbers for each municipality in late October. Council Member Andrea Mandel provided a lot of detail and the Committee discussed this at great length. West Windsor Township's number stands at 661, which is 4.78% of the regional (Mercer, Monmouth and Ocean counties) prospective need, while New Jersey's total number stands at 84,698. Municipalities also have until January 31, 2025 to adopt and commit to satisfy their Fourth-Round obligation. Municipalities also have until June 30, 2025 to adopt the Housing Element and Fair Share Plan (HEFSP) that addresses their Fourth-Round obligation, and then until December 31, 2025 to enter into a settlement agreement with DCA. March 15, 2026 is the deadline for municipalities to adopt all the resolutions and ordinances to put the HEFSP into effect. The methodology and related provisions associated with the generation of these numbers is available on the State's website in case anyone is

interested. The Committee discussed the pros and cons of having an all-affordable development to satisfy West Windsor's obligation. The Committee has a few members, including Vice-Chair Jean Jacobsohn, with prior experience in this area and is available to lend its combined expertise to the Township if needed.

MINUTES:

November 6, 2024

Mr. Pankove made a motion to approve the November 6, 2024 minutes; seconded by Mr. Schectel. Approved by voice vote. Abstention(s) by: Mr. Patel and Mr. Baig.

The adopted minutes will be forwarded to the Administrative Secretary.

RESOLUTIONS:

Recording Secretary Cindy Dziura will provide Attorney Muller amendments to resolutions.

PB19-13 **Senior Living @ Bear Creek**
Amended Amended Final Major Site Plan
 Village Road East & Old Trenton Road
 Block 33, Lot 1.02

Mr. Schectel made a motion to approve Planning Board Resolution PB19-13 -- Amended; seconded by Mayor Marathe.

Roll Call:

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

Nay: None

Abstain: None

Absent: Loverro, Bahree, Appelget

Not Voting: Patel, Pankove

6:45 – Attorney Muller entered meeting.

PB24-10 **Chick Fil-A West Windsor**
 Preliminary/Final Major Site Plan, "c" Bulk Variances & Sign Waivers
 3499 US Route 1
 Block 7, Lot 59.02

Vice-Chairman Hoberman made a motion to approve Planning Board Resolution PB24-10, with amendment cited by Vice-Chairman Hoberman; seconded by Councilman Whitfield.

Roll Call:

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

Nay: None

Abstain: None

Absent: Loverro, Bahree, Appelget

Not Voting: Patel, Pankove

PB24-04 MarketFair – Site Lighting Updates

Minor Site Plan with Waivers
3535 US Route 1
Block 7.15, Lots 14.04 & 14.05

Mr. Schectel made a motion to approve Planning Board Resolution PB24-04 with one correction; seconded by Mayor Marathe.

Roll Call:

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

Nay: None

Abstain: None

Absent: Loverro, Bahree, Appelget

Not Voting: Patel, Pankove

PB18-09 The Trustees of Princeton University (GDP)

Amended Amendment of General Development Plan
NW corner of Washington Road & US Route 1
Block 3, Lots 14.04 & 14.05

Mr. Pankove made a motion to approve Planning Board Resolution PB18-09 -- Amended; seconded by Mr. Schectel.

Roll Call:

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

Nay: None

Abstain: None

Absent: Loverro, Bahree, Appelget

Not Voting: Patel, Baig

PB24-08 The Trustees of Princeton University – Baseball Stadium

P/F Major Site Plan
Court Drive
Block 3, Lot 1.0113

Mr. Pankove made a motion to approve Planning Board Resolution PB24-08 with corrections on voting page as cited by Vice-Chairman Hoberman; seconded by Mr. Schectel.

Roll Call:

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

Nay: None

Abstain: None

Absent: Loverro, Bahree, Appelget

Not Voting: Patel, Baig

PUBLIC COMMENT

Chairman Karp opened the meeting for public comment. There were no comments from the public. Mr. Pankove made a motion to close the meeting for public comment; seconded by Mr. Baig. Passed by Voice Vote.

CLOSED SESSION – 6:55 PM

Mayor Marathe made a motion to enter into Closed Session to discuss litigation items; seconded by Mr. Pankove. Passed by Voice Vote.

ADJOURNMENT

Mr. Schectel made a motion to return back to public session at approximately 7:50 pm to adjourn the meeting; seconded by Mr. Baig. Passed by Voice Vote.

The next meeting, the Planning Board Re-Organization Meeting for 2025, is scheduled for January 15, 2025. With no further business, Chairman Karp adjourned the meeting at approximately 7:50 pm.

Respectfully submitted,

Cynthia Dziura
RMC/CMR, Recording Secretary