

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
RE-ORGANIZATION MEETING
JANUARY 15, 2025

The Regular Re-Organization meeting of the Planning Board was called to order at 6:30 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 8, 2025.

SEATING OF NEW OR RE-APPOINTED MEMBERS

The following Planning Board Members were re-appointed and sworn in by Attorney Muller: Jyotika Bahree as a Class II Member, Allen Schectel as a Class IV member and Robert Loverro as Alternate I.

ROLL CALL AND DECLARATION OF QUORUM

Curtis Hoberman, Vice-Chairman, Class IV
Hermant Marathe, Mayor, Class I
Martin Whitfield, Councilman, Class III
Sue Appleget, Class IV
Jyotika Bahree, Class II
Anis Baig, Class IV
Simon Pankove, Class IV
Allen Schectel, Class IV
Robert Loverro, Alt. #1

ABSENT: Michael Karp, Chairman, Class IV
Pankaj Patel, Alt. #2

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq., Attorney, Law Offices of Gerald Muller, PC
David Novak, PP, Planner, Burgis & Associates,
Sam Surtees, Land Use Manager and Zoning Officer

REORGANIZATION

Attorney Muller asked for nominations for Chair. Mr. Loverro made a motion to nominate Mr. Karp; seconded by Mr. Baig. There were no other nominations.

Roll Call:

Aye: Hoberman, Marathe, Whitfield, Appleget, Bahree, Baig, Pankove, Schectel, Loverro

Nay: None

Abstain: None

Absent: Karp, Patel

Attorney Muller asked for nominations for Vice-Chair. Mayor Marathe made a motion to nominate Mr. Hoberman; seconded by Mr. Baig. There were no other nominations.

Roll Call:

Aye: Hoberman, Marathe, Whitfield, Appleget, Bahree, Baig, Pankove, Schectel, Loverro

Nay: None

Abstain: None

Absent: Karp, Patel

The meeting was turned over to Vice-Chairman Hoberman.

Vice Chairman Hoberman announced that Lisa Komjati has been selected as the Planning Board Administrative Secretary and Patricia Van Clef has been selected as the Recording Secretary for 2025.

Approved by voice vote.

RESOLUTION ADOPTING PLANNING BOARD PROCEDURAL GUIDELINES FOR 2025 (PB2025-R-01)

Vice Chairman Hoberman stated that there are two corrections; the targeted ending time should be 9:30 pm and the start time should be 6:30pm.

Ms. Bahree made a motion to approve with corrections Resolution PB2025-R-01 to adopt 2025 Planning Board Procedural Guidelines; seconded by Mr. Schectel.

Approved by voice vote.

CONSENT AGENDA

- a) Declaration of official and other newspapers to receive meeting notices. (PB2025-R-02)
- b) Resolution setting forth regular meetings (first and third Wednesdays of each month. (PB2025-R-03)
- c) Authorization for Chair or Vice-Chair to approve bills and vouchers.
- d) Traffic Safety Office: Sergeant Walter Silcox
- e) Fire Marshall: Tim Lynch
- f) Landscape Architect: Burgis & Associates – Edward Snieckus, P.P., LLA, ASLA
- 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, LSRP

Vice-Chairman Hoberman read the Consent Agenda items a-l into the record. Ms. Appleget stated that the year in the GZA GeoEnvironmental, Inc. Professional Services Agreement needs to be changed to 2025.

Mr. Schectel made a motion to approve the Consent Agenda with correction; seconded by Ms. Bahree.

Approved by voice vote.

LIAISON REPORTS

Environment Commission – Mr. Baig was unable to attend the last Environmental Commission meeting. He will have an update at the next meeting.

Affordable Housing Committee – Ms. Bahree stated that there hasn't been an Affordable Housing Committee meeting since the last Planning Board meeting.

CHAIRMAN’S COMMENTS AND CORRESPONDENCE

Vice Chairman Hoberman began by asking the board if they had any comments, which they did not. Mr. Hoberman then welcomed back the reappointed board members. He mentioned the devastation in western North Carolina and California and suggested observing how their Planning and Zoning Boards handle the rebuild and potentially learning something from them.

PUBLIC COMMENTS

Vice Chairman Hoberman asked for a motion to open the meeting to public comment on non-agenda and non-pending application items. Motioned by: Mr. Pankove; seconded by: Mr. Schectel. Approved by voice vote.

There was no public comment.

Vice Chairman Hoberman asked for a motion to close public comment. Motioned by: Mr. Schectel; seconded by Mr. Baig. Approved by voice vote.

MINUTES: December 18, 2024

Ms. Appleget stated that there was a correction that needed to be made on page one, under Liaison Report it should say fourth round.

Vice Chairman Hoberman made a motion to approve the Minutes of December 18, 2024 with correction and the Closed Session Minutes of December 18, 2024.

Approved by voice vote.

Abstention(s): Appleget, Bahree, Lovero

Absent: Karp, Patel

RESOLUTIONS

PB24-11SW **Carnegie Center – Building 101**
Sign Waiver
101 Carnegie Enter Boulevard; Block 9, Lot 67
Property Zoned: ROM-2 District
MLUL: NA

This Applicant requests sign waivers for the erection of a façade sign on the southern façade of the building facing Route 1 for the largest tenant in the building. The proposed wall-mounted sign has a height of 3.00 feet and a total length of 28.37 feet, for a total area of 85.11 square feet. The proposed sign will be lite. The requested waivers are under Ordinance Section 200-32B(2)(c) to exceed the maximum allowable area of fifty (50) square feet and letter height of eighteen (18) inches. The project has an address of 101 Carnegie Center, Princeton, New Jersey 08540 and is designated as Block 9, Lot 67 on the official tax map. It is located on Carnegie Center Drive.

The following were present to testify on behalf of the applicant. The professionals were sworn in by Attorney Muller.

Gregory Riccardi, BXP, Inc. – In house Council
Michael Thomas, Engineer, T&M Associates
Richard Crawford – Sign Company

Mr. Riccardi, Attorney, BXP, Inc, representing the applicant, gave an overview of the project. He explained that TAIHO Oncology, their marquee client, has extended their lease and will be expanding their facilities. In return, the applicant has agreed to put a sign on the southern façade of 101 Carnegie Center bearing their name and logo. The southern facade was selected as no trees needed removal, and the sign remains visible from Route 1. The applicant is requesting two sign waivers regarding the size of the sign and the size of the letters and logo.

Mr. Thomas, Engineer, T&M Associates, presented the board with Exhibit A1-A, a color simulated photo of the sign on the building, he also showed Exhibit A1-B, the black and white simulated photo, and Exhibit A2 the site plan. He spoke about the sign dimensions and explained that there would be no change to the zoning, therefore, no permits were needed. He went on to say that the sign will be illuminated via halo lighting from dusk until dawn.

Mr. Crawford spoke about the materials used to create the sign and how all the wiring for the sign will be housed inside the building.

Mr. David Novak, Planner at Burgis Associates, stated that he had no objections to this application and supported granting the requested waivers.

Mr. Schectel made a motion to approve Planning Board Resolution PB 24-11SW; seconded by Mr. Pankove.

Roll Call:

Aye: Hoberman, Marathe, Whitfield, Appelget, Baig, Pankove, Schectel, Loverro

Nay: None

Abstain: None

Absent: Karp, Patel

Vice Chairman Hoberman announced that the board would now be going into closed session to discuss the fourth round Affordable Housing obligation.

CLOSED SESSION – 7:30 PM

ADJOURNMENT

Mr. Baig made a motion to return back to public session at approximately 7:55 pm and to adjourn the meeting; seconded by Mr. Pankove. Passed by voice vote.

The next Planning Board meeting is scheduled for February 19, 2025. With no further business, Vice-Chariman Hoberman adjourned the meeting at approximately 7:55 pm.

Respectfully submitted,

Patricia Van Clef
Recording Secretary