

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
February 19, 2025

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 February 7, 2025.

**ROLL CALL AND DECLARATION OF QUORUM**

Michael Karp, Chairman, Class IV  
Hemant Marathe, Mayor, Class I  
Jyotika Bahree, Class II  
Anis Baig, Class IV  
Simon Pankove, Class IV  
Allen Schectel, Class IV  
Pankaj Patel, Alt. #2

ABSENT: Curtis Hoberman, Vice-Chairman, Class IV  
Martin Whitfield, Councilman, Class III  
Ms. Appleget, Class IV  
Mr. Loverro, Alt. #1

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney, Muller & Muller, P.C  
David Novak, PP, Planner, Burgis & Associates  
Frances Guzik, PE, Township Engineer  
Edward Snieckus, Landscape Architect, Burgis & Associates  
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.

**MINUTES:**

June 5, 2024

Mr. Schectel made a motion to approve the June 5, 2024 minutes; seconded by Ms. Bahree.

Roll Call:

Aye: Patel, Baig, Bahree, Marathe, Karp

Nay: None

Abstain: Pankove, Schectel

Absent: Hoberman, Whitfield, Appleget, Loverro

West Windsor Township Planning Board  
Regular Meeting Minutes February 19, 2025

June 19, 2024

Ms. Bahree questioned why her Liaison comments were “inaudible”. Chairman Karp suggested that they attach the Affordable Housing report given that day to the minutes. Mayor Marathe made a motion to approve the June 19, 2024 minutes with the attachment; seconded by Mr. Baig.

Roll Call:

Aye: Baig, Bahree, Marathe

Nay: None

Abstain: Patel, Schectel, Pankove, Karp

Absent: Loverro, Appleget, Whitfield, Hoberman

January 15, 2025

Mr. Pankove made a motion to approve the January 15, 2025 minutes, as amended; seconded by Mr. Schectel.

Roll Call:

Aye: Schectel, Pankove, Baig, Bahree, Marathe

Nay: None

Abstain: Patel, Karp

Absent: Loverro, Appleget, Whitfield, Hoberman

The minutes will be amended by the Recording Secretary and the final version will be forwarded to the Administrative Secretary.

January 15, 2025 (Closed Session)

Mr. Pankove made a motion to approve the January 15, 2025 Closed Session minutes; seconded by Mr. Baig.

Roll Call:

Aye: Schectel, Pankove, Baig, Bahree, Marathe

Nay: none

Abstain: Patel, Karp

Absent: Loverro, Appleget, Whitfield, Hoberman

**RESOLUTIONS:**

**PB24-11SW      Carnegie Center Building 101**  
Sign Waivers  
101 Carnegie Center Boulevard  
Block 9, Lot 67

Attorney Muller explained the applicant is requesting a waiver because the sign exceeds the allowed area and letter height. He added that 101 Carnegie is set back, and they are trying to show visibility from Route 1. He stated that the waiver is necessary due to an ordinance requiring smaller signs when positioned a certain distance from a right of way, despite this being an interior road with minimal traffic.

Mr. Pankove made a motion to approve Planning Board Resolution PB24-11SW; seconded by Ms. Bahree.

Roll Call:

Aye: Schectel, Pankove, Baig, Bahree, Marathe

Nay: None

Abstain: Karp, Patel

Absent: Loverro, Appelget, Whitfield, Hoberman

**ORDINANCE REFERRAL BY TOWNSHIP COUNCIL:**

**Ordinance 2025-01**

An ordinance to amend the principal permitted uses within the RP-1 District of the Princeton Junction Redevelopment Plan by adding Pet Day Care facilities.

Planner Novak explained that this ordinance was from a settlement agreement dealing with the RP-1 district, which will allow pet day care facilities as a permitted use within that district. He discussed the location, mixed-use setting, and additional standards. He stated that the Planning Board needs to look at whether this is inconsistent with the Master Plan and if so, give recommendations to fix those inconsistencies. He added that he doesn't believe anything with this ordinance is inconsistent with the Master Plan or with the RP-1 District.

Mr. Schectel made a motion that Ordinance 2025-01 is consistent with the Master Plan and no recommendations were made; seconded by Mr. Pankove.

Roll Call:

Aye: Patel, Schectel, Pankove, Baig, Bahree, Marathe, Karp

Nay: None

Abstain: None

Absent: Loverro, Appelget, Whitfield, Hoberman

**APPLICATION:**

**PB19-13 – 2<sup>nd</sup> Amendment     Senior Living at Bear Creek**

Amended Final Major Site Plan

Block 33, Lot 1.02

Old Trenton Road (CR 535) and Village Road East

MLUL: 2/20/25

**The Applicant is now seeking Second Amendment Final Major Site Plan approval related to Independent Living Condominium Unit IL (Lot 1.021) for architectural changes to the building and minor changes to the site improvements approved in 2022. The changes include raising the building 5.5 feet to accommodate below ground garage parking and community spaces in the basement of the building, adding entrances to the garage and related entrance grading changes partially on the common elements of the Assisted Living Condominium Unit and connecting to Esplanade Drive. The Independent Living Unit will have a pavilion in lieu of the previously approved patio. The surface parking areas have been reconfigured to improve traffic flow and 24 above ground garages have been added. No additional dwelling units are proposed and there will be no increase in building and lot coverage and no variances or new design waivers requested in connection with this Second Amended Site Plan application.**

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

Mr. Frank Petrino from Eckert Seamans, representing the applicant, gave an overview of the project and summarized the site plan amendments. He stated that they filed in late December and in January received memos from all the Township Professionals. On January 24, 2025, Daphne Galvin, Engineer, issued a response to all the comments. They received additional memos in February and the Fire Chief, Mr. Lynch, stated that all his concerns were satisfied. He added that Mr. Masood and Mr. Pfluger's traffic comments were also satisfied. He introduced and presented to the board the qualifications of the professionals to qualify them as expert witnesses. He added that some of them will be giving presentations and answering any questions the board has.

They were sworn-in simultaneously by Attorney Muller.

Anthony Mazzucca, Blackpoint Realty (Representing the Applicant Ben Zaitz)  
Daphne Galvin, PE, Engineer, Partner Engineering & Science, Inc.  
Steven Cohen , AIA, Project Architect  
Creigh Rahnkane, PP, Planner  
Carl Pehnke, PE, Traffic Consultant  
Mel Sewter, Landscape Architect

Mr. Mazzucca, Blackpoint Realty, emphasized the importance of remaining competitive in the high-end assisted living market, therefore, they are creating the opportunity for covered parking. He explained that there will be 168 spaces available to be rented underground, but these spaces would not be assigned. He went over the other amenities that were available to the residents. Mr. Schectel inquired whether the affordable housing units would receive a discounted rate for the underground parking or if they would be required to pay the market rate. Mr. Mazzucca stated either way they would conform to the COAH regulations.

Attorney Muller swore in the Township Staff.

Planner Novak stated that the affordable housing units would have to pay market rate because underground parking would be considered an optional service. There is other parking available outside.

Ms. Daphne Galvin, Engineer, Partner Engineering & Science, spoke about Sheet 4 of 18 of the site plan originally submitted to the board. She showed the board exactly where the property is located. She stated that the building's footprint would remain the same and an underground level has been added. From a site perspective the main change is the configuration of the two main parking lots. In addition to the surface parking lots there are free standing garages, each containing 12 parking stalls for a total of 24 spaces. Immediately adjacent to those garage stalls are parking spaces. Those spaces in the garage only have access to a driveway isle through another space, which is considered tandem parking. Since both the garage stall and parking space belong to the same unit, this would be permitted. There is a total of 392 parking spaces, which is an increase from the 339 spaces originally approved. This is because they are trying to provide different parking options, such as surface, parking garages and underground parking to be able to compete with the other high-end assisted living communities in the area. Mr. Schectel proposed that assigning the underground parking spaces would improve traffic flow, a recommendation that was subsequently agreed upon. Ms. Galvin mentioned further site plan changes, including raising the building 5.5 feet for an underground garage, adding a center courtyard pavilion, and more bike racks. She explained that the tennis and pickle ball courts were reconfigured to

accommodate the changes to the parking area. In closing, she stated that all zoning standards and requests from township consultants regarding landscape and lighting have been met.

Mr. Steven Cohen, Architect, presented the board with handouts marked as Exhibits A-1 through A-9. Exhibits A-1, A-2 and A-3 were renderings of different views of the building. He spoke about Exhibit A-4, the ground level plan, which showed parking beneath the building (both levels), the revised entrance canopy and all amenity space at both levels. He went over Exhibit A-5 showing the parking lot garages. He described Exhibit A-6, which showed the pavilion area and described the amenities in the pavilion. Mr. Cohen explained that Exhibit A-7 showed the roof plan and the line of site from the street. He said the heating and cooling units would be hidden, and if one needed to be set higher, they would add a decorative screen to match the building color. He went on to speak about Exhibit A-8, which is an elevation sheet of the building that shows the end access to the garage, center access to the garage and the archways at each opening. He stated that the enclosed garage will have mechanical ventilation, wall mounted lighting at the opening and surface lighting would be up in the structure and won't be seen. The lighting in the evening will be maintained at a minimal level. However, it is equipped with a sensor that will increase the illumination when a vehicle enters the garage. He went on to speak about the charging stations for electric vehicles being made available in the surface parking areas. Mr. Surtees explained that the Fire Chief will not allow charging stations underground because of the risk of fire. Mr. Snieckus asked if it would be possible to make the free-standing garages ready for electric vehicles in the future. Mr. Mazzucca agreed to make the provisions, pending the Fire Chief's approval. Mr. Cohen spoke about Exhibit 9, which showed a picture of the material board being used. He described the colors and other material that would be used in construction of the building. In closing, he addressed the Township Professional's memos and stated he took no exception to them.

The Township professionals went over their reports and all agreed that their comments and recommendations were addressed.

Mr. Rahenkamp, Planner, concurred with what Mr. Novak stated earlier about the developer being allowed to provide premium services such as parking for a fee because there is surface parking available to all residents. He discussed the rationale behind the increase in parking spaces, including free-standing parking, highlighting how it provides residents with an alternative for sheltered parking for antique cars, motorcycles, and other vehicles. He went on to say that he believes that underground parking should not be assigned because it would be inefficient. This is because residents are snowbirds or cruisers and would be gone for long periods of time and those cars would be left in those spaces and couldn't be utilized by other residents. In closing, he stated that he doesn't believe that those spaces are really considered tandem because they are being utilized by the same individual, but he understands the need for the waiver.

Attorney Muller read the conditions of approval.

#### **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. Schectel. Passed by Voice Vote.

Planner Novak stated there were no new variances required. The two waivers that are required are for tandem parking and for excess parking.

Mr. Pankove made a motion to approve PB 19-13 2<sup>nd</sup> Amendment under the conditions outlined by the attorney along with the waivers; seconded by Mr. Baig.

West Windsor Township Planning Board  
Regular Meeting Minutes February 19, 2025

Aye: Patel, Schectel, Pankove, Baig, Bahree, Marathe, Karp

Nay: None

Abstain: None

Absent: Loverro, Appleget, Whitfield, Hoberman

**ADJOURNMENT**

The next meeting is tentatively scheduled for March 5, 2025. With no further business, Chairman Karp adjourned the meeting at approximately 8:52 pm.

Respectfully submitted,

Patricia Van Clef  
Recording Secretary