

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
April 2, 2025

The Regular meeting of the Planning Board was called to order at 6:30 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 March 25, 2025.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman, Class IV
Curtis Hoberman, Vice-Chairman, Class IV
Hemant Marathe, Mayor, Class I
Sue Appleget, Class IV
Jyotika Bahree, Class II
Allen Schectel, Class IV
Robert Loverro, Alt. #1
Pankaj Patel, Alt. #2

ABSENT: Simon Pankove, Class IV

Mr. Baig joined the meeting at 6:33PM

Councilman Whitfield joined the meeting at 6:58PM

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.

MINUTES:

March 19, 2025

Ms. Bahree made a motion to approve the March 19, 2025 minutes; seconded by Mayor Marathe. Approved by voice vote.

Abstention(s): Appleget, Schectel, Baig

March 19, 2025 CLOSED SESSION

Mayor Marathe made a motion to approve the March 5, 2025 Closed Session minutes; seconded by Vice Chairman Hoberman. Approved by voice vote.

Abstention(s): Appleget, Schectel, Baig

Approved Minutes will be forwarded to the Administrative Secretary.

RESOLUTIONS

PB19-13 2nd Amendment to Final Major Site Plan

Senior Living @ Bear Creek

SE corner of Village Road East & Old Trenton Road
Block 33, Lot 1.022

Attorney Muller explained that this is the 2nd Amendment to a previously approved project. The developer wanted to upgrade the design as much as they could emphasizing the assisted living market has become very tough. He stated that the changes were listed on page 4, paragraph 12 of the Resolution. In closing, he added that two waivers were required: one for tandem parking in the garages and another for increasing the total number of parking spaces.

Mayor Marathe made a motion to approve Planning Board Resolution PB19-13 2nd Amendment; seconded by Ms. Bahree.

Roll Call:

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

Abstain: Loverro, Appleget, Hoberman

Absent: Whitfield, Pankove

MASTER PLAN PUBLIC HEARING

Adoption of Amendment to Land Use Plan Element (RP-9 District)

Adoption of Amendment to Princeton Junction Redevelopment Plan (RP-9 District)

Mr. Surtees announced that his office posted the Master Plan revisions on the website, sent copies to the County Planning Director, the State Advocacy Group and surrounding Municipality Clerks were notified of this hearing tonight, and received copies of the documents.

Attorney Muller swore in Mr. Novak, Planner, Burgis & Associates.

Township Planner Novak began by speaking about the Land Use Plan Amendment explaining this document supplements the Township's 2020 Land Use Plan Element of the Master Plan. The Amendment will concentrate on a small portion of the township specifically near the intersection of Princeton Hightstown Road and Wallace Road, which is the former school bus depot site. He stated that the purpose of this Amendment is to ensure consistency between the Township's 2020 Land Use Plan Element of the Master Plan and a new redevelopment plan prepared for that site. This Land Use Plan Amendment will take the existing land use category of these three properties (Block 59, Lots 1, 2, & 3) and proposes to change the language of the land use category for that. The amended language is more specific, but is still looking to convert the former bus depot site into an area to better serve the public. He explained that this would consist of commuter parking for the Princeton Junction Train Station adjacent to a public park mirroring the PNC corner park on township land set aside for Wallace Road and Princeton Hightstown Road improvements. Also, there will be better access for pedestrian and bicyclists crossing the train tracks at the Princeton Hightstown Road Bridge. When the commuter parking lot is not being utilized the site can also be used for public gatherings for community functions such as food trucks, flea markets, swap meets and art shows. To promote a more efficient use of the land, it is envisioned to have some shared parking

arrangement be permitted. Mr. Novak went on to speak about the RP-9 Redevelopment Plan Amendment, which is keeping the RP-9 district intact, but changing the permitted uses there. He stated that they are essentially establishing a purpose for this district and to mirror the language in the Land Use Plan Amendment. This is again to convert the bus depot site into an area that would better serve the public. He gave a brief overview of the permitted uses established within the district.

Chairman Karp asked about the financial aspects of this site and if any revenue would be generated for the town. Mayor Marathe stated that the site is contaminated. If the township cleans it up, they will be reimbursed by the State. He explained that it is not really to generate revenue, but to make that area look nice.

PUBLIC COMMENT

Chairman Karp opened the meeting for public comment.

Attorney Muller swore in Ms. Clifton.

ANNE CLIFTON, 18 Galston Drive: She began by saying that the Trustees from the West Windsor Bicycle and Pedestrian Alliance don't believe that additional parking for the train station is necessary. During the week there is plenty of parking and many empty spaces. She explained that adding more train station parking spaces at the RP-9 District will lead to more conflicts for motorists, bicyclists and pedestrians on Wallace Road during peak commuting hours creating more opportunities for collisions. In closing, she stated that the Alliance is not in a position to recommend alternative uses for the RP-9 District, however she suggested seeking input from others in the community, particularly small business owners.

Mayor Marathe explained that they need to do something with that area and he doesn't believe that too many people will park there during the week, but on weekends they might utilize the parking if food trucks are made available and it would be a nice area for the community.

Chairman Karp summarized the reasons why they were adding parking. He explained that the property is constrained, the parking situation allows for public not private use, and it helps with the remediation because it is covered so it is capping the site. He added that he doesn't think anyone is going to park there because it is further away from the daily lot to get to the platform of the train station. In closing, he stated that he understands the public's concern but believes it is just going to be paved and there really isn't going to be many cars there.

Planner Novak added that this redevelopment plan would allow for a shared parking arrangement with the Ellsworth Center. He mentioned in a past presentation they spoke about adding units and the concern over insufficient parking.

Ms. Appleget voiced her concern about the people having to cross the road to get to that parking area from the Ellsworth Center and how the increase in pedestrian traffic could be dangerous.

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Mr. Baig made a motion to adopt the Amendment to Land Use Element RP-9 District and the Princeton Redevelopment Plan for the RP-9 District as amended, discussed, commented on; seconded by Mr. Schectel.

Roll Call:

Aye: Patel, Schectel, Baig, Bahree, Appleget, Whitfield, Marathe, Hoberman, Karp

Absent: Pankove

ADJOURNMENT

Chairman Karp made a motion to close the public hearing; seconded by Vice Chairman Hoberman. Passed by voice vote.

The next meeting is tentatively scheduled for May 7, 2025. With no further business, Chairman Karp adjourned the meeting at approximately 7:23pm.

Respectfully submitted,

Patricia Van Clef

Recording Secretary