

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING  
REGULAR MEETING  
May 5, 2022

The Regular meeting of the Zoning Board was called to order at 7:00 pm by Vice-Chairman Hoberman in the Senior Center Building at the Municipal Complex.

**STATEMENT OF ADEQUATE NOTICE**

Vice-Chairman Hoberman announced that 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 April 28, 2022.

**ROLL CALL AND DECLARATION OF QUORUM**

Curtis Hoberman Vice-Chair  
John Church  
Henry Jacobsohn  
Daniel Marks  
John Roeder  
Carl VanDyke  
Michael Garzio, Alt. #1  
Eugene Fridkin, Alt. #2

ABSENT: Susan Abbey, Chair

**TOWNSHIP CONSULTANT STAFF PRESENT**

Ed Schmierer, Esq., Attorney  
David Novak, PP, Planner, Burgis Associates  
Dan Dobromilsky, LLA, Township Landscape Architect  
Chris Jepson, PE, Environmental Consultant, Van Cleef Engineering Associates  
Sam Surtees, Land Use Manager and Zoning Officer

**VICE-CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

There was no correspondence to review and there were no comments from the Vice-Chairman or the public.

**RESOLUTIONS**

**ZB22-02 Marc & Sharon Sibilis: d-4 Variance  
217 Washington Road, Block 42, Lot 7**

Motion to adopt: Mr. Roeder; seconded by Mr. Church. Voice Vote: All Aye.  
Recused: Hoberman; Abstain: VanDyke

**ZB22-03 Ramesh Janga: d-4 & c Bulk Variance  
1781 Old Trenton Road, Block 33, Lot 4**

Motion to adopt, as amended: Mr. Roeder; seconded by Mr. Garzio. Voice Vote: All Aye.  
Abstain: VanDyke

**MINUTES**

April 7, 2022 Minutes

Motion to adopt, as amended: Mr. Roeder; seconded by Mr. Church. Voice Vote: All Aye.  
Abstain: VanDyke

**APPLICATION:**

**ZB19-10SP      TCMC LLC fka PJ Commons, LLC**  
Preliminary/Final Major Site Plan  
d-4; d-1 & "c" Bulk Variances  
201 Clarksville Road; Block 10, Lot 15.03  
Property Zoned: ROM-4 District  
MLUL: 5/6/2022

Preliminary and Final Site Plan approval, floor area ratio i.e. d. (4) and bulk variance relief for a self-storage facility at 201 Clarksville Road. The property is an approximately 10.65 acre parcel of which only approximately 2.13 acres can be developed. The development will consist of 95,625 sf in 3 buildings as follows: Building A – 3-story 34,125 sf with a 11,375 sf footprint; Building B – 3-story 52,800 sf building with a 17,600 first-floor footprint, where the third story extends 3,200 sf beyond the first-floor footprint and over a paved driveway to connect to Building A; Building C – 1-story 5,500 sf building.

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

Dino Spadaccini, Attorney, with the Spadaccini Law Firm, representing the applicant, gave an overview of the project.

The following professionals/consultants were present to testify on behalf of the applicant. They were sworn-in simultaneously by Attorney Schmierer and qualified. Exhibits were presented.

- Ralph A. Petrella, PE, Engineer, Van Note-Harvey Associates
- Neil Tate, Architect, Tate Architecture
- Ben Johnson, Self-Storage Design Consultant
- Tom Stearns, Landscape Architect, Stearns Associates, LLC
- Nick Verderese, PE, Traffic Engineer, Dynamic Traffic
- James Kyle, PP, Planner, Kyle & McManus Associates
- Robert Murdza, Owner/Partner

The following reports were submitted by the Township's Zoning Board Professionals:

- David Novak, PP, Planner, Burgis Associates, dated April 26, 2022
- Ian Hill, PE, Board Engineer, dated April 27, 2022 (Absent--Report given by Chris Jepson)
- Jeff L'Amoreaux, PE, Traffic Engineer, Arora and Associates, dated April 27, 2022 & May 5, 2022
- Dan Dobromilsky, LLA, Township Landscape Architect, dated April 26, 2022
- Chris Jepson, PE, Environmental Consultant, Van Cleef Engineering Associates, dated April 26, 2022
- Tim Lynch, Chief, Fire & Emergency Services, dated January 14, 2022

West Windsor Township Zoning Board  
Regular Meeting Minutes May 5, 2022

Vice-Chairman Hoberman opened the meeting for public comment on the application. Seeing no comment, the meeting was closed for public comment. Passed by voice vote.

Mr. Roeder made a motion to approve the application with D-1 & D-4 variances, and C Bulk variance with design waivers, applicant is not using natural gas to heat and cool the buildings, services will be electric, the increase in the FAR will not substantially increase the traffic in the area, affordable housing and off-tract road assessment fees will be paid; seconded by Mr. Jacobsohn.

Aye: Garzio, VanDyke, Roeder, Marks, Jacobsohn, Church, Hoberman

Nay: None

Absent: Abbey

Not Voting: Fridkin

The next meeting is scheduled for July 7, 2022.

With no further business, the meeting was adjourned at 9:15 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary