

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
JULY 8, 2020

The Regular meeting of the Planning Board was called to order at 7:02 pm on Wednesday, July 8, 2020 by Chairman O'Brien in the Senior Center Building at the Municipal Complex.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair
Hemant Marathe, Mayor
Anis Baig
Curtis Hoberman
Jyotika Bahree, Alt. #2

ABSENT: Michael Karp, Vice-Chair
Sue Appelget
Linda Geevers
Michael Huey
Simon Pankove
Allen Schectel, Alt. 1

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq.
David Novak, PP, Planner
Sam Surtees, Land Use Manager and Zoning Officer

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 July 1, 2020.

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

CURTIS HOBERMAN, Planning Board Member: Mr. Hoberman commended Princeton for utilizing parking spaces to provide additional space for restaurant seating for outdoor dining.

LIAISON REPORTS

Environmental Commission: Mr. Baig reported that the Environmental Commission is developing plans to use the \$10,000 State Grant pertaining to reduction of disposable plastic bags.

Affordable Housing Committee: Sam Surtees stated they have not had a meeting, but they have been reviewing plans at their homes.

MINUTES:

Mr. Hoberman made a motion to approve the June 10, 2020 minutes, as submitted; seconded by Mr. Baig. Approved by voice vote. No Abstention(s).

RESOLUTIONS:

PB20-04 Clinton & Marta Lively

After a brief description of the resolution by Attorney Muller, Mr. Hoberman made a motion to approve Planning Board Resolution PB 20-04; seconded by Ms. Bahree.

Roll Call:

Aye: Bahree, Hoberman, Baig, O'Brien

Nay: None

Abstain: None

Absent: Schectel, Pankove, Huey, Geevers, Appelget, Karp

Not Voting: Marathe

PB20-02SW 19 Roszel Road, LLC

After a brief description of the resolution by Attorney Muller Mr. Baig made a motion to approve Planning Board Resolution PB20-02SW; seconded by Ms. Bahree.

Roll Call:

Aye: Bahree, Hoberman, Baig, O'Brien

Nay: None

Abstain: None

Absent: Schectel, Pankove, Huey, Geevers, Appelget, Karp

Not Voting: Marathe

APPLICATIONS:

PB17-08 Woodstone @ West Windsor

Request for 1 year extension of vesting rights

Block 7, Lot 16.02

Wheeler Way / Canal Point Boulevard

Property Zoned: R-5A District

MLUL: N/A

Mr. Surtees stated that the applicant withdrew their application as a result of the recently adopted the New Jersey Permit Extension Act; so there is no need to go before the Planning Board at this time.

ORDINANCE REVIEW ON REFERRAL FROM TOWNSHIP COUNCIL: Ordinance 2020-17 amending the use & bulk standards and expanding the B-2 District.

Memorandum dated June 1, 2020 was received from Board Planner David Novak. Comments were made by the Planning Board Members, and then the hearing was opened to the public.

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Richard Kenwood, VP & General Mgr. of Market Fair: Mr. Kenwood stated that he did not see in the Ordinance a definition of curbside pick-up. Attorney Muller responded that this would not be considered substantial and can be added to the Ordinance.

Regarding the building height, Mr. Kenwood said they wish the Planning Board would expand the height limit. Mr. Muller confirmed this increase would also not be a substantial change to the ordinance. Mr. Novak added that he thought this would be appropriate along the Route 1 corridor.

JOHN CHURCH, Zoning Board Member: Mr. Church said he would like to see sufficient parking at funeral homes. He feels this is a great service for the residents of the town.

Mr. Hoberman made a motion to close the meeting for public comment; seconded by Ms. Bahree. Passed by voice vote.

Mr. Hoberman made a motion to support the provisions of Township Ordinance 2020-17 and recommended adoption as submitted to the Planning Board, noting it is consistent with the Master Plan, subject to the following: 1) the addition of definition for "curbside pick-up" without quantitative specificity, and 2) the addition under Bulk Standards building heights to permit any lot adjoining U.S. Route 1 to have three (3) stories not to exceed 45 feet. Furthermore, recognizing Township's Council's reluctance to permit mortuaries in this district, but emphasize the Planning Board's viewpoint that such a use should be provided in one or more zoning districts, and the Planning Board will investigate appropriate recommendations for same; seconded by Mr. Baig.

Roll Call:

Aye: Bahree, Hoberman, Baig, Marathe, O'Brien

Nay: None

Abstain: None

Absent: Schectel, Pankove, Huey, Geevers, Appelget, Karp

Not Voting: None

Attorney Muller will create a memorandum to be submitted to Township Council that will include recommending adoption with the above comments and noting that it is consistent with the Master Plan.

The next Regular meeting is scheduled for July 15, 2020 at 7:00 pm.

With no further business, Chairman O'Brien adjourned the meeting at 7:54 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary