

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR RE-ORGANIZATION MEETING
JANUARY 13, 2021

The Regular Re-Organization meeting of the Planning Board was called to order at 7:06 pm by Attorney Muller in the Senior Center Building at the Municipal Complex.

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 5, 2021.

SEATING OF NEW OR RE-APPOINTED MEMBERS

Attorney Muller confirmed that members in new positions had been sworn-in.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien	<u>ABSENT:</u> Sue Appelget
Hemant Marathe, Mayor	Michael Karp
Anis Baig	Simon Pankove
Linda Geevers	Allen Schectel
Curtis Hoberman	Saju Joseph, Alt. #2
Jyotika Bahree, Alt. #1	

REORGANIZATION

Attorney Muller asked for nominations for Chair. Ms. Bahree nominated Gene O'Brien as Planning Board Chair for 2021; seconded by Ms. Geevers. There were no other nominations.

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

The meeting was turned over to Chairman O'Brien.

Chairman O'Brien announced that with Mr. Huey's term having expired, Mr. Schectel moved to Class IV member, Ms. Bahree moved to Alternate #1, and Mr. Joseph is a newly appointed Alternate #2 member.

Chairman O'Brien asked for nominations for Vice-Chair. Mr. Hoberman nominated Michael Karp as Planning Board Vice-Chair for 2021. There were no other nominations.

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

Chairman O'Brien asked for a motion to appoint Lisa Komjati as Planning Board Administrative Secretary for 2021. Motion: Ms. Geevers; seconded by Mr. Baig. All Aye.

Chairman O'Brien asked for a motion to appoint Cindy Dziura as Planning Board Recording Secretary for 2021. Motion: Ms. Geevers; seconded by Mr. Baig. All Aye.

Chairman O'Brien asked for a motion to appoint Saju Joseph as Planning Board Liaison to Affordable Housing Committee for 2021. Motion: Ms. Bahree; seconded by Ms. Geevers. All Aye.

RESOLUTION ADOPTING PLANNING BOARD PROCEDURAL GUIDELINES FOR 2021 (PB2021-R-01)

Mr. Hoberman made a motion to approve Planning Board Resolution PB2021 -R-01 to adopt 2021 Planning Board Procedural Guidelines; seconded by Ms. Geevers. All Aye.

CONSENT AGENDA

- a) Declaration of official and other newspapers to receive meeting notices. (PB2021-R-02)
- b) Resolution setting forth regular meetings (first four Wednesdays of each month. (PB2021-R-03)
- c) Authorization for Chair or Vice-Chair to approve bills and vouchers.
- d) Traffic Safety Office: Sergeant Francis Bal.
- e) Fire Marshall: Tim Lynch
- f) Landscape Architect: Dan Dobromilsky, LLA
- g) Planning Board Engineer: Fran Guzik, PE
- h) Planning Board Attorney: Law Offices of Gerald Muller, P.C.—Gerald Muller, Esq.
- i) Environmental Engineer: Van Cleef Engineering Associates—Chris Jepson, PE
- j) Traffic Engineer: Arora and Associates—Jeff L'Amoreaux, PE
- k) Planner: Burgis & Associates—Joe Burgis, PP
- l) Minutes: September 23, 2020, October 14, 2020, October 28, 2020

Chairman O'Brien read the Consent Agenda items into the record. The minutes from September 23, 2020, October 14, 2020, and October 28, 2020 were pulled to be considered separately.

Ms. Geevers made a motion to adopt the Consent Agenda, excluding Item l. (Minutes); Ms. Bahree seconded the motion. All Aye.

MINUTES – The minutes were discussed by the Planning Board members.

September 23, 2020

Ms. Geevers made a motion to approve the minutes of September 23, 2020, as amended; seconded by Mr. Hoberman.

All Aye

Abstain: Mr. Baig

October 14, 2020

Ms. Geevers made a motion to approve the minutes of October 14, 2020, as amended; seconded by Mr. Hoberman.

All Aye

Abstain: O'Brien, Baig

October 28, 2020

Mr. Hoberman made a motion to approve the minutes October 28, 2020, as amended; seconded by Ms. Geevers.

All Aye

Abstain: O'Brien, Bahree

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

CHAIRMAN’S COMMENTS AND CORRESPONDENCE

Chairman O’Brien made an announcement that the New Jersey Site Improvement Advisory Board is evaluating and recommending standards for electronic vehicle charging stations.

The 2020 Annual Report was received from the Zoning Board Administrative Secretary. It recommended that “shed” be defined. Mr. Surtees stated that the staff is working on this. Planner Novak said he was preparing a draft ordinance.

RESOLUTIONS:

PB19-08 Heritage Village @ West Windsor – Preliminary/Final Major Site Plan & Subdivision, Block 28, Lots 15 & 21, 2044 Old Trenton Road

Attorney Muller gave a summary of the Resolution.

Ms. Bahree made a motion to adopt Planning Board Resolution PB19-08, subject to changes; seconded by Ms. Geevers.

Roll Call:

Aye: Bahree, Hoberman, Geevers, Marathe

Nay:

Abstain: Baig, O’Brien

Absent: Joseph, Schectel, Pankove, Appelget, Karp

Not Voting:

PB20-07 West Windsor Duck Pond Associates – Preliminary/Final Major Site Plan, Block 8, Lot 8, 3478 – 3400 US Route 1

Attorney Muller gave a summary of the Resolution.

Mr. Hoberman made a motion to adopt Planning Board Resolution PB20-07, subject to changes; seconded by Ms. Geevers.

Aye –Hoberman, Geevers, Baig, Marathe, O’Brien

Nay: None

Abstain: Bahree

Absent: Joseph, Schectel, Pankove, Appelget, Karp

Not Voting: None

APPLICATION:

PB20-05 400 Steps, LLC
Preliminary/Final Major Site Plan
Block 5, Lot 19 (and portion of Lot 20): 15 Cranbury Road (Rear)
Property Zoned: RP-12 District
MLUL: 1/13/2021

Owner/Applicant seeks to develop 144 apartment units, including 29 affordable units on premises. The units would be contained in four 4-story residential buildings.

West Windsor Township Planning Board
Regular Re-Organization Meeting January 13, 2021

Attorney representing the applicant: Peter G. Licata, Sonnenblick, Parker, & Selvers, P.C.

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

The Board's professionals, the applicant's professionals, and applicants were sworn-in simultaneously.

Present to testify on behalf of the applicant were:

- Mike McCloskey, Principal, 400 Steps, LLC, Applicant
- Robert Korkuch, PE, PP, Licensed Engineer & Planner, ACT Engineers
- Laura C. Staines, R.A., Architect & Planner, L&M Design, LLC (via video)
- John H. Rea, PE, Traffic Engineer, McDonough & Rea Associates, Inc.
- Ingrid Koehler, ACT Engineers

Mr. McCloskey, property owner, gave a description and some history of the property. Engineer Korkuch presented an overview with photographs and exhibits and reviewed the requested waivers. The applicant's professionals provided testimony.

The application will be continued to the next Regular meeting scheduled for January 20, 2021.

Attorney Muller made an announcement that the application is being carried with no additional public noticing required. Attorney Licata acknowledged granting of the application's MLUL time extension to January 20, 2021.

With no further business, Chairman O'Brien adjourned the meeting at 10:07 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary