

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
November 10, 2021

The Regular meeting of the Planning Board was called to order at 7:05 pm by Chairman O'Brien in the Senior Center Building at the Municipal Complex.

**ROLL CALL AND DECLARATION OF QUORUM**

Gene O'Brien, Chair  
Michael Karp, Vice-Chair  
Hemant Marathe, Mayor  
Sue Appelget  
Anis Baig  
Linda Geevers  
Simon Pankove  
Jyotika Bahree, Alt. #1

**ABSENT:** Curtis Hoberman (Recused--Conflict of Interest)  
Allen Schectel  
Saju Joseph, Alt. #2

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney  
David Novak, PP, Planner  
Francis Guzik, PE, Township Engineer  
Dan Dobromilsky, LLA, Landscape Architect  
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 November 4, 2021.

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Lusheng Yan: Mr. Yan commented on an amendment to the Township Code because of the increased warehouse facilities. Mayor Marathe assured him that the neighborhood he was speaking about would not be disturbed, and a berm would be placed. Mr. Yan said he could not find anything in the Township Code. Chairman O'Brien said an application has not been submitted for the tract of land he is speaking about. Mayor Marathe said it is not in the ordinance, but the Township can require the property owner to increase the buffering. Mayor Marathe said he would follow-up on this. Mr. Yan also commented on the ratio of parking spaces vs. square foot of warehouse space. Chairman O'Brien responded that the applicant would have to ask for additional parking spaces.

John Hinsdale, 38 Quaker Road: Mr. Hinsdale commented on the Board's approval of the October 13, 2021 Avalon Bay application and the lack of comments by the Board members. Ms. Geevers took objection to Mr. Hinsdale's comments, and said the Board worked hard, put in many hours, and he has to remember that the Planning Board consists of volunteers. Mr. Karp and Mr. Baig also stated they took exception to Mr. Hinsdale's comments.

**MINUTES:**

October 20, 2021

Ms. Geevers made a motion to approve the October 20, 2021 minutes, with the amendment cited by Attorney Muller; seconded by Mr. Karp. Approved by voice vote. Abstention(s) by: Bahree, Pankove, Appelget, Marathe

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

**RESOLUTION:**

**PB20-15 Avalon Bay Communities, Inc.**

Attorney Muller gave a summary of the resolution. Ms. Geevers asked questions/suggested several amendments in the resolution.

Mayor Marathe made a motion to approve Planning Board Resolution PB 20-15, as amended with the modifications to be made by Attorney Muller; seconded by Mr. Karp.

Roll Call:

Aye: Geevers, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Schectel

Not Voting: Bahree, Pankove, Baig, Appelget

Recused: Hoberman

**APPLICATION:**

**PB18-06 Ellsworth Realty Associates LLC**

**AMENDED**

Amended Preliminary/Final Major Site Plan  
15-19; 29 & 31 Cranbury Road  
Block 5, Lots 20, 20.01, 20.02, 20.03, 20.04, 62, 76, 66 & 48  
Property Zoned: RP-7 & R-20B District  
MLUL: 12/11/21

The applicant/owner is filing an application in connection with the previously approved redevelopment of the "Ellsworth Center" located at the intersection of Cranbury Road and Princeton-Hightstown Road (aka Route 571). The current site plan approval for the Ellsworth Center was approved in 2019. The approval resulted in a total retail area of 53,000 S.F. and 30 apartments (including affordable units). The current Amended Preliminary and Final Site Plan application seeks to modify the proposed stormwater management for the development. The previously approved proposed underground detention system on lot 62 will be eliminated and relocated to a proposed surface basin (wet basin/pond) on lot 66. Lot 66 is a 1-acre residential lot with an existing single-family residence. The proposed pond is located in front of the residence, which will remain. This property is separated from the Ellsworth Center by a stone driveway which is the access to Township Open Space.

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

Ryan Kennedy, Attorney with the firm of Stevens and Lee, who is representing the applicant, gave an overview of the application.

The following professionals were present to testify on behalf of the applicant. They were sworn-in simultaneously by Attorney Muller. Exhibits were presented.

Ingrid Kohler, LLA, ACT Engineers  
Shawn Ellsworth, Applicant  
Robert Korkuch, PE, ACT Engineers

The Township's Professionals were sworn-in. Reports had been submitted as noted and were reviewed:

David Novak, PP, Planner, Burgis Associates, report dated November 2, 2021  
Francis Guzik, PE, Township Engineer, report dated November 3, 2021  
Dan Dobromilsky, LLA, Township Landscape Architect, report dated November 2, 2021  
Sam Surtees, Land Use Manager and Zoning Officer

During the testimony and Board questioning it was indicated that the same amount of runoff contemplated for the underground system would be delivered to the surface basin. Also, wall to the north and east of the basin will be solid concrete. The split rail fence will have wire mesh to precluded passage through the rails.

The construction phasing is to be as follows: road reconstruction, installation of basin, and then buildings 6, 7, 8, and 9.

Chairman O'Brien opened the meeting for public comment on the application.

Jasna Gulden: Ms. Gulden said she lives in the house on the subject property and asked about the timeline of the construction. Chairman O'Brien responded it is dependent on financing, road redevelopment, permits, and approvals from other entities.

There was no further comment from the public. Mr. Pankove made a motion to close the public hearing; seconded by Mr. Karp. Passed by voice vote.

Mr. Pankove made a motion to approve application PB 18-06 Amended with no waivers, no variances but with the conditions as cited by Attorney Muller; seconded by Mr. Baig.

Roll Call:

Aye: Bahree, Pankove, Geevers, Baig, Appelget, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Joseph, Schectel

Not Voting: None

Recused: Hoberman

The next Regular meeting is scheduled for December 8, 2021.

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With no further business, Chairman O'Brien adjourned the meeting at 9:27 pm.

Respectfully submitted,

Cynthia Dziura  
Recording Secretary