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MEMORANDUM

To: West Windsor Planning Board
From: Gerald Muller and Martina Baillie
Re: Bridge Point
Date: June 13, 2022

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Attached are a list of possible conditions originally drafted by us with a number of modifications resulting from input from others; the Applicant's proposed edits, some of which we have included in our list for the Board to consider; and the list of the design waivers previously distributed by the Applicant. They will be the subject of discussion by the Board at the June 29, 2022 meeting. As you know, the public hearing portion of the meeting is over, and there will be no further input permitted by either the Applicant's representatives or the public.

The conditions and waiver requests must be reviewed during Board deliberations. An applicant's consent is not necessary for any condition.

If the Board chooses not to grant some of the waivers, with one exception conditions can be crafted at the hearing that will bring the plans into compliance with the regulations from

which relief was sought. The exception is the loading spaces design waiver. If that waiver is not granted, the plans as presently constituted cannot be realistically adjusted by reducing the number of loading spaces to avoid the need for the waiver. The main standards governing board decisions on granting waiver requests are that they are “reasonable” and “within the general purpose and intent of the provisions” for which relief is sought. Municipal Land Use Law *N.J.S.A. 40:55D-51b*.

cc: Martina Baillie, Esq.
Francis Guzik, P.E.
Mr. Samuel J. Surtees
Mr. Dan Dobromilsky
Mr. Jeff L’Amoreaux
Mr. Chris Jepson
Christopher DeGrezia, Esq.
Ms. Lisa Komjati