

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
April 6, 2022

The Regular meeting of the Planning Board was called to order at 7:03 pm by Chairman O'Brien 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 March 30, 2022.

**ROLL CALL AND DECLARATION OF QUORUM**

Gene O'Brien, Chairman  
Michael Karp, Vice-Chairman  
Hemant Marathe, Mayor  
Andrea Mandel, Councilwoman  
Curtis Hoberman  
Allen Schectel  
Jyotika Bahree, Alt. #1  
Robert Loverro, Alt. #2

**ABSENT:** Sue Appelget  
Anis Baig  
Simon Pankove

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney  
David Novak, PP, Planner  
Francis Guzik, PE, Township Engineer  
Dan Dobromilsky, LLA, Township Landscape Architect  
Jeffrey L'Amoreaux, PE, Traffic Engineer  
Chris Jepson, PE, Environmental Consultant

Sam Surtees, Land Use Manager and Zoning Officer

**REORGANIZATION**

Chairman O'Brien stated that Mr. Schectel has expressed willingness to serve as the liaison to the Affordable Housing Committee for 2022.

Mayor Marathe made a motion to designate Mr. Schectel as the Planning Board's Affordable Housing Liaison for 2022; seconded by Mr. Hoberman. Approved by Voice Vote.

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Chairman O'Brien had no comments. There were no comments from the public.

**APPLICATION:**

**PB21-11**            **JDN ENTERPRISES, LLC**  
Preliminary/Final Major Site Plan

Block 22, Lot 5: 399 Princeton-Hightstown Road  
Property Zoned: ROM-3 District  
MLUL: 4/7/22

The Applicant is seeking Preliminary and Final Site Plan approval to construct a 45' single-story warehouse facility consisting of approximately 325,000 sf, containing approximately 313,000 sf of warehouse space and 12,000 sf of office space. With the exception of seeking a variance for exceeding the allowable fence height and several design waivers for exceeding the maximum amount of parking and loading space, and minor lighting and sign area exceedances, the Applicant's submission depicts an "as of right" development. Additional improvements include Stormwater management and substantial buffering to the adjacent residential uses consisting of berms, fences and more than 2,500 new plantings.

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

Chairman O'Brien said he received a letter dated April 6, 2022 (today) from Cynthia Hadjiyannis, Esquire, who has been retained to represent a group of residents whose properties are adjacent to the site of the proposed warehouse. She requested that tonight's hearing be continued to another date because she had a scheduling conflict. Chairman O'Brien stated that the application was noticed, the public are present, so her request would not be approved.

Chairman O'Brien also announced that if the application is not completed tonight, it will be continued to April 27, 2022.

Frank Petrino, Attorney with the firm Eckert Seamans, representing the applicant, gave an overview of the project.

The following professionals were sworn-in simultaneously by Attorney Muller. Each were qualified and testified on behalf of the applicant. Exhibits were presented.

- Justin Drysdale, Brookfield Properties
- Daniel Sehnal, PE, Engineer, Dynamic Engineering
- Kyle Ferrier, RA, Architect, ARCO Design/Build Industrial
- Jack Zybur, PE, Accoustical Engineer, Lewis S. Goodfriend & Associates
- Corey Chase, PE, Traffic Engineer, Dynamic Traffic
- John McDonough, PP, Planner, John McDonough Associates

Brookfield Properties has succeeded JDN Enterprises, LLC as the developer of this property.

Mr. Sehnal provided testimony about the layout of the site. The applicant seeks a waiver to provide 163 parking spaces vs. the 111 that would be required by ordinance. This is based on Brookfield's experience with many similar projects. In addition to adding a signalized intersection, which has been approved by Mercer County, the applicant will add a left-turn lane in the eastbound direction. A waiver is sought by which to have two signs rather than one as permitted and to permit the signs to be 95 sf vs. 48 sf per ordinance. When questioned about not using pervious materials for sidewalks and paths, the applicant agreed to do so.

During the testimony by Mr. Zybur, the applicant agreed to provide for pneumatic dock levelers, as he recommended to minimize noise.

West Windsor Township Planning Board  
Regular Meeting Minutes April 6, 2022

As indicated in the traffic report by Mr. Chase, minor signal timing adjustments are to be made at the intersection of Princeton-Hightstown and Old Trenton Roads to improve the existing service delays.

CONTINUATION:

Attorney Petrino announced that the application is being carried to the April 27, 2022 Planning Board meeting without further notice; and he is granting extension of the application's MLUL time deadline.

The next Planning Board meeting is scheduled for April 20, 2022. With no further business, Chairman O'Brien adjourned the meeting at 10:25 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary