

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
April 27, 2022

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.

**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 April 21, 2022.

**ROLL CALL AND DECLARATION OF QUORUM**

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

**ABSENT:** 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

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

JOHN CHURCH, 11 Princeton Place (Zoning Board member not speaking on behalf of the Zoning Board): Mr. Church gave a summary of the Zoom presentation given by the State of New Jersey regarding the Dinky Line study.

Chairman O'Brien had no comments.

**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: 4/28/22

**THIS HEARING IS BEING CONTINUED FROM APRIL 6, 2022.**

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.

The Township's Planning Board Professionals were sworn-in by Attorney Muller. They had previously submitted reports.

- David Novak, PP, Planner, Burgis Associates, dated March 29, 2022
- Francis Guzik, PE, Township Engineer, dated March 29, 2022
- Jeff L'Amoreaux, PE, Traffic Engineer, Arora and Associates, dated March 29, 2022
- Dan Dobromilsky, LLA, Township Landscape Architect, dated March 29, 2022
- Chris Jepson, Environmental Consultant, Van Cleef Engineering Associates, dated March 29, 2022
- Tim Lynch, Chief, Emergency Services, dated April 6, 2022 (not present)

**Applicant's Professionals:**

- Justin Drysdale, Brookfield Properties
- Daniel Sehnal, PE, Engineer, Dynamic Engineering
- Jack Zybura, PE, Acoustical Engineer, Lewis S. Goodfriend & Associates
- Corey Chase, PE, Traffic Engineer, Dynamic Traffic
- John McDonough, PP, Planner, John McDonough Associates
- Joe DiGiorgio, RA, Architect, with ARCO Design/Build Industrial

Frank Petrino, Esq., Attorney with the firm Eckert Seamans, representing the applicant, introduced Joe DiGiorgio, RA, Architect, with ARCO Design/Build Industrial. Mr. DiGiorgio was qualified as an expert witness and then presented a building exterior material board.

Jack Zybura, PE, Acoustical Engineer, was qualified as an expert witness and gave testimony concerning the acoustical impact of the project, including details on the fence material. He stated that the fence material would improve the STC from ST31 to ST39. The evaluation of the results will be done by the Township Engineer. In response to a question, he confirmed that the applicant will be using pneumatic dock levelers in accordance with the recommendation in his report.

The Board professionals presented their reports and cited items that needed to be addressed. The applicant's professionals responded as needed.

The Chair declared a recess at 9:10 PM and reconvened the meeting at 9:15 PM.

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

Attorney Cynthia A. Hadjiyannis, Esq., said she is representing a group of residents whose properties are adjacent to the site of the proposed warehouse and who are concerned with noise, pollution and the truck traffic (objectors). Attorney Hadjiyannis presented a letter prepared by her expert, Sharon Paul Carpenter of Paul Carpenter Associates, Inc. dated April 26, 2022, who also testified. The applicant's professional, Jack Zybura, PE of Acoustical Engineer, Lewis S. Goodfriend & Associates, responded with a letter dated April 27, 2022. Ms. Carpenter stated the applicant's testimony did not provide calculations on the noise levels. The applicant's professionals responded to Ms. Carpenter's comments.

LUSHENG YAN, 15 East Kinkaid Drive: Mr. Yan asked if the applicant would limit the quantity of trucks at night. Attorney Petrino responded, no, only if there is a violation.

TIRZA WAHRMAN, 5 Stonelea Dr, Princeton Junction: Ms. Wahrman, commented on the noise, CIS and air quality. She also said there is another warehouse being erected nearby in East Windsor.

GARY GREENE, 20 Remington Circle: Mr. Greene also commented on the noise level. Traffic Engineer Chase responded. Mr. Greene asked who is responsible for enforcing a noise complaint. Mayor Marathe advised him to call the police and the Health Department will respond.

SANKAR BHAMIDIPATY, 14 Endicott Lane: Mr. Bhamidipaty commented that the Township needs to think about long-term goals. He also said that this warehouse will be very close to residents' homes and the Township shouldn't rely on one professional's calculations.

JOSEPH IPPOLITO, One Gates Court: Mr. Ippolito asked why the warehouse was not designed with the loading docks on the other side of the building.

JOON YU, 386 Princeton-Hightstown Road: Mr. Yu, who owns a farm directly across Princeton Hightstown Road from the site, asked why his property wasn't included in the noise study. He also commented on potential impact of additional carbon dioxide on his crops.

HITEN SHAH, 6 East Kinkaid Drive: Mr. Shah commented on the vision of the Township and this will set a precedent having a warehouse so close to residents' homes.

ATANU KHAMARU, 2 Putnum Court: Mr. Khamaru asked about the stormwater impact on residents' side of the berm. Engineer Sehna responded the basin is the largest in the region and there will be no impact. Mr. Khamaru asked that this application not be approved for reasons stated.

MARIO LAURENTI, 464 Hamilton Avenue, Trenton, NJ: Mr. Laurenti inquired about the truck traffic. Traffic Engineer Chase responded.

YINGCHAO ZHANG, 3 Findley Lane: Mr. Zhang said there will be additional traffic. He said residents should ask what is the future of West Windsor and look into studies more carefully. He also said the Board should focus and listen more to the residents.

Attorney Cynthia A. Hadjiyannis (attorney representing the objector residents) asked the applicant's Engineer, Traffic Engineer, and Planner several questions. She also asked Township Landscape Architect Dobromilsky some questions.

LUSHENG YAN, 15 East Kinkaid Drive: Mr. Yan asked that 50 trucks not be permitted on the property at night. He also stated this plan was not presented to the Environmental Commission. Chairman O'Brien responded that the Chairman of the Environmental Commission did not express a concern on behalf of the EC on this application.

TIRZA WAHRMAN, 5 Stonelea Dr, Princeton Junction: Ms. Wahrman asked Township Landscape Architect Dobromilsky about the Environmental Commission's preliminary review of the EIS. He responded that it was reviewed by the staff liaisons.

There was no further comment from the public. Mayor Marathe made a motion to close the meeting for public comment; seconded by Vice-Chairman Karp.

Roll Call:

Aye: Loverro, Bahree, Schectel, Hoberman, Appelget, Mandel, Marathe, Karp, O'Brien

Nay: None

Abstain: None

Absent: Pankove, Baig

Not Voting: None

During Board deliberation the applicant committed to the following items:

The connector road into the adjoining property in East Windsor is the responsibility of that property's developer.

The applicant will provide NJ Title 39 authorization.

Solar panels will be installed on the building and interconnected with the public grid. The building will be solar ready according to State Law.

The use of the trash compactor will be restricted to the hours of 7:00 am to 7:00 pm.

Upon completion of the project a dynamic sound test will be performed to confirm the project complies with the State and municipal requirements.

The applicant agreed that the second right hand turn out of the warehouse exit was for cars only.

Mayor Marathe gave an explanation of warehouses in West Windsor Township, the history of this property and that it was previously planned to be high-density apartments, and why the warehouse bays could not be flipped to the other side of the building.

Mayor Marathe made a motion to approve the application with no variances, and subject to waivers and numerous conditions as cited by Attorney Muller; seconded by Vice-Chairman Karp.

Roll Call:

Aye: Bahree, Schectel, Hoberman, Appelget, Mandel, Marathe, Karp, O'Brien

Nay: Loverro

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Abstain: None

Absent: Pankove, Baig

Not Voting: None

The next meeting is scheduled for May 11, 2022.

With no further business, Chairman O'Brien adjourned the meeting at 12:22 am.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary