

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
SPECIAL MEETING  
JUNE 29, 2022

The Special meeting of the Planning Board was called to order at 7:04 pm by Vice-Chairman Karp 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 June 8, 2022.

**ROLL CALL AND DECLARATION OF QUORUM**

Michael Karp, Vice-Chairman

Hemant Marathe, Mayor

Andrea Mandel, Councilwoman

Sue Appelget

Anis Baig

Curtis Hoberman

Simon Pankove

Allen Schectel

**ABSENT:** Jyotika Bahree, Alt. #1  
Robert Loverro, Alt. #2

**TOWNSHIP CONSULTANT STAFF PRESENT**

Martina Baillie, Esq., Attorney, Law Offices of Gerald Muller, PC

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

**ANNOUNCEMENTS:**

Vice-Chairman Karp announced the recent passing of Chairman O'Brien On June 17, 2022. He said a few words in his memory and then asked for a moment silence.

Attorney Martina Baillie acknowledged some communications received from the public expressing their comments. She said the public comment period was closed on June 1, 2022 and these comments/concerns, received after June 1, 2022 cannot be admitted into the record. She addressed the State's warehouse guidelines issued on June 10, 2022 stating that they are guidelines and do not have the force of law, so they have no bearing on this application. In regard to the 45-day MLUL clock, there is a default approval if there is no decision made. The applicant decides and grants permission to extend or end the clock, and this clock ends tonight.

Vice-Chairman Karp stated this is a continuation of application PB21-15 and gave a recap of the timeline of the application. Tonight, there will be a motion and second. The Board will then discuss the 82 conditions and consider any additional ones. The Board will deliberate. Changes may be made or added. After the vote on the application, the meeting will be opened for public comment for 15 minutes on non-agenda items. No interruptions or disruptions will be tolerated tonight.

**APPLICATION:**

**PB21-15**      **BridgePoint WW LLC**  
Preliminary/Final Major Site Plan & Subdivision (Phase I)  
Preliminary Major Site Plan (Phase 2)  
Block 8, Lots 1, 2, 3, 12, 16, 20, 28, 32.01, 39, 40, 41, 45, 46, 47, 49  
Block 15.14, Lots 18, 19, 20, 22, 75  
4201 Quakerbridge Road  
Property Zoned: PCD District  
MLUL: 6/29/22

The Applicant is seeking to construct a two-phased development to build seven warehouse buildings, with a total footprint of 5,563,117 +/- square feet. Phase I involves developing three warehouse buildings E1, C1 and B1, consisting of 3,010,099 +/- square feet of warehouse space, a subdivision, and construction of a new road from the intersection of Quakerbridge Road and Avalon Way through the intersection of Route 1 and Nassau Park Boulevard. Phase II involves developing four warehouse buildings D1, B2-1, B2-2, & A1, consisting of 2,553,018 +/- square feet of warehouse space. The property is located at the corner of US Route 1, Quakerbridge Road, and Clarksville Road, within the Planned Commercial Development (PCD) District.

This application is being continued from 5/11/22, 5/18/22, 5/25/22, & 6/1/22.

The following persons, testifying on behalf of the applicant, were sworn-in simultaneously by Attorney Muller at the May 11, 2022 meeting.

- John Porcek, PE, PP, Bridge Industrial, VP of Development
- Bryan Waisnor, PE, Engineer, Langan Engineering & Environmental
- Benjamin Mueller, PE, Ostergaard Acoustical Associates
- Karl Pehnke, PE, Traffic Engineer, Langan Engineering
- Michael Baumstark, RA, Architect, Cornerstone Architects
- John McDonough, PP, Planner, John McDonough Associates

Christopher DeGrazia, Attorney with the firm Faegre Drinker Biddle & Reath LLP was present to represent the applicant.

Mayor Marathe made a motion to approve the application of PB21-15 with conditions as posted on the Township's website and amended per the Board's discussion; seconded by Mr. Baig.

The 14 design waivers and 83 conditions with amendments were stated by Attorney Baillie and reviewed by the Planning Board, accepting, rejecting, or amending them.

Mr. Schectel read a comment into the record his thoughts regarding this application.

Roll Call to approve application 21-15:

Aye: Marathe, Baig Mandel, Hoberman, Appelget, Karp

Nay: Pankove, Schectel

Abstain: None

Absent: Loverro, Bahree

Not Voting: None

### **CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Vice-Chairman Karp had no additional comments. The meeting was opened to the public on non-agenda items.

John Hinsdale, 38 Quaker Road: Mr. Hinsdale spoke about general environmental concerns for the future. He spoke about fumes and the harm to the Township. He asked the Planning Board members to resign.

John Mulcahey, 2 Hereford Drive: Mr. Mulcahey thanked Mr. Schectel for making his comment and voting no. He also commented on the variance process, and said the amount of loading docks were not even deliberated.

Tom Tarman, Princeton Junction: Mr. Tarman asked Mayor Marathe if he made the statement, "the tax revenue from warehouses would be \$15-\$20 million/per year," when warehousing only brings in \$5-6 million/per year. Mayor Marathe said he would speak with him after the meeting.

Jackie Alberts: Mr. Alberts formerly served on Planning Board and Township Council and the first interest should be the people of West Windsor and its future. It is a balancing act with Affordable Housing, but she feels the Township has failed environmentally, quality of life, and property values. There is not enough meat in the conditions of this approval to effectively end the negative impacts in the future. Once land is built on, it is gone. We will not see any more green at the location. The conditions do not address the negative environmental effects.

Jeffrey Shore, 9 Strathmore Place: Mr. Shore said accidents with tractor trailers will be serious. People do not walk away from accidents with tractor trailers.

(Individual did not state name.) Thanked Mr. Schectel. Played "Big Yellow Taxi", by Joni Mitchel from his phone. He stated the Board's legacy is a parking lot.

(Individual did not state name.) Stated Mayor Marathe is the most destructive Mayor.

Alexandra Iturriza, 331 Arnold Drive: Ms. Iturriza thanked Mr. Schectel and Mr. Pankove for voting against the application. She said she is here on behalf of her two sons who spoke a few weeks ago. The right decision tonight was not made and the Board did not represent youth of this community tonight who will have to deal with the legacy. She said the fight is not over and they will continue to fight because the Board did not represent them.

Ethan Shenker, 212 Hendrickson Drive: Mr. Shenker said he walks to school every day, and he is concerned for the safety of his peers. Trucks accidents are up over 30% and warehouses will heavily effect this community.

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Stacy Fox, 29 Berrien Avenue: Ms. Fox stated there is no plan for stopping trucks on Clarksville, and the environmental items not addressed. She thanked Mr. Schectel and Mr. Pankove for representing the residents.

Jean-Max Deetjen, 14 Indian Run Road: Mr. Deetjen thanked Mr. Schectel and Mr. Pankove. He said he has children in the community, and that the Planning Board is putting lives in danger. He told the Mayor that, "he lied and they were coming after him."

With no further business, Vice-Chairman Karp adjourned the meeting at 11:28 pm.

The next Planning Board meeting is scheduled for July 13, 2022.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary