

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
December 14, 2022

The Regular meeting of the Planning Board was called to order at 7:03 pm by 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 December 7, 2022.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman	<u>ABSENT:</u> Sue Appelget
Curtis Hoberman, Vice-Chairman	Jyotika Bahree
Hemant Marathe, Mayor	Allen Schectel
Andrea Mandel, Councilwoman	Vacant, Alt. #2
Anis Baig	
Simon Pankove	
Robert Loverro, Alt. #1	

TOWNSHIP CONSULTANT STAFF PRESENT

Martina Baillie, Esq., Attorney, Law Offices of Gerald Muller, PC
David Novak, PP, Planner, Burgis & Associates
John Taylor, PE, Engineer, Assistant Township Engineer
Dan Dobromilsky, LLA, Township Landscape Architect
Quazi Masood, PE, PTOE, Traffic Engineer, Arora & Associates

Sam Surtees, Land Use Manager and Zoning Officer

MINUTES:

October 26, 2022

Mr. Pankove made a motion to approve the October 26, 2022 minutes; seconded by Mayor Marathe.

Roll Call:

Aye: Pankove, Mandel, Marathe, Hoberman

Nay: None

Absent: Schectel, Bahree, Appelget

Not Voting: Loverro, Baig, Karp

November 2, 2022

Vice-Chairman Hoberman made a motion to approve the November 2, 2022 minutes, as amended; seconded by Ms.

Appelget.

Roll Call:

Aye: Mandel, Marathe, Hoberman

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Nay: None

Absent: Schectel, Bahree, Appelget

Not Voting: Loverro, Pankove, Baig, Karp

November 2, 2022 Closed Session Minutes

Councilwoman Mandel made a motion to approve the November 2, 2022 Closed Session Minutes; seconded by Vice-Chairman Hoberman. Roll Call:

Aye: Mandel, Hoberman

Nay: None

Absent: Schectel, Bahree, Appelget

Not Voting: Loverro, Pankove, Baig, Marathe, Karp

November 9, 2022

Mr. Baig made a motion to approve the November 9, 2022 minutes; seconded by Councilwoman Mandel.

Roll Call:

Aye: Loverro, Baig, Mandel, Marathe, Hoberman

Nay: None

Absent: Schectel, Bahree, Appelget

Not Voting: Pankove, Karp

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

APPLICATION:

PB06-01	19 Roszel Road, LLC
2nd Amendment	Amended Final Site Plan
	19 Roszel Road
	Block 9, Lot 62
	Property Zoned: ROM-2 District
	MLUL: 12/14/22

The property is a 7.73-acre parcel located at 19-21 Roszel Road in the ROM-2 zoning district. In 2006, the Board granted preliminary and final site plan approval for two 3-story office buildings. Construction of the 3-story building closer to Roszel Road and the bulk of improvements, including parking and stormwater management facilities, were completed in 2015. The rear building was not constructed at that time. As to the unconstructed rear building, the applicant now seeks an amendment to the site plan approval in order to construct a 2-story biolab/life sciences building instead of the 3-story office building previously approved by the Board.

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

Henry Chou, Attorney, with Hill Wallack LLP, representing the applicant, gave an overview of the project.

The following were present to testify on behalf of the applicant. The individuals were sworn-in by Attorney Baillie and qualified as expert witnesses.

Matthew Jarmel, RA, Architect, Jarmel Kizel Architects & Engineers
Joseph D. Hanrahan, PE, Site Engineer, Hammer Land Engineering
Michael Seeve, President, Mountain Development Realty

The Township's Planning Board Professionals were sworn-in by Attorney Baillie. Reports were submitted as follows:

David Novak, PP, Planner, Burgis Associates, report dated December 5, 2022
John Taylor, PE, Engineer, Assistant Township Engineer, report dated December 6, 2022 from Francis Guzik
Quazi Masood, PE, Traffic Engineer, Arora and Associates, report dated November 22, 2022
Dan Dobromilsky, LLA, Township Landscape Architect, report dated December 5, 2022
Tim Lynch, Chief, Emergency Services (no report submitted)

The applicant's professionals gave testimony on the application, and the Planning Board professionals reviewed the outstanding items in their reports.

Chairman Karp opened the meeting for public comment on the application. There was no comment from the public. Mr. Pankove made a motion to close the meeting for public comment; seconded by Councilwoman Mandel. Passed by voice vote.

Mr. Pankove made a motion to approve the application with waivers and conditions as cited by Attorney Baillie; seconded by Mr. Baig,

Roll Call:

Aye: Loverro, Pankove, Baig, Mandel, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Schectel, Bahree, Appelget

Not Voting: None

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chairman Karp opened the meeting to public comment on non-agenda and non-pending application items.

John Church, 11 Princeton Place: Mr. Church gave updates on the progress of the Clarksville Road warehouse application through the various outside agencies for which approval is needed. The Mercer County Planning Board cannot give approval or consider it because it is not yet complete. Approvals are still in progress at the N.J. DEP. The Delaware Raritan Canal Commission Meeting hasn't taken any action yet. He hasn't seen anything at N.J. DOT. Chairman Karp commented that construction cannot start until the applicant gets access to Route 1.

The Planning Board members discussed some items that were presented at the recent League of Municipalities Conference.

Vice-Chairman Hoberman asked Planner Novak for an explanation of accessory housing. Planner Novak gave a brief definition and stated it is affordable and a good option for older residents.

ADJOURNMENT

With no further business, Mr. Schectel made a motion to adjourn the meeting at approximately 8:38 pm; seconded by Mayor Marathe. Voice Vote: All Aye.

The next meeting for Re-Organization of the Board is scheduled for January 11, 2023.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary