

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
November 1, 2023

The Regular meeting of the Planning Board was called to order at 6:31 pm by Chairman Karp in Meeting Room A in the Municipal Building.

**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 October 23, 2023.

**ROLL CALL AND DECLARATION OF QUORUM**

Michael Karp, Chairman, Class IV

Curtis Hoberman, Vice-Chairman, Class IV

Linda Geevers, Councilwoman, Class III

Jyotika Bahree, Class II

Anis Baig, Class IV

Sue Appelget, Class IV

Allen Schectel, Class IV

Robert Loverro, Alt. #1

**ABSENT:** Hemant Marathe, Mayor, Class I

Simon Pankove, Class IV

Pankaj Patel, Alt. #2

**TOWNSHIP CONSULTANT STAFF PRESENT**

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

David Novak, PP, Planner, Burgis & Associates

Frances Guzik, PE, Township Engineer

Quazi Masood, PE, PTOE, Traffic Engineer, Arora & Associates

Sam Surtees, Land Use Manager and Zoning Officer

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Chairman Karp opened the meeting for public comment on non-agenda and non-pending application items. He reminded the Board members if they had any typographical/non-content related changes, to give them to the Recording Secretary.

**MINUTES:**

October 4, 2023

There were changes recommended by Mr. Schectel, Chairman Karp, and Councilwoman Geevers that will be incorporated into the minutes by the Recording Secretary.

Councilwoman Geevers made a motion to approve the October 4, 2023 minutes as amended; seconded by Mr. Schectel. Approved by voice vote. Abstention(s) by: Mr. Loverro, Mr. Baig, Ms. Bahree.

The final version of the minutes will be forwarded to the Administrative Secretary.

**APPLICATION:**

**PB19-08 Amended      The Townes @ West Windsor (fka Heritage Village)**  
Amended Final Site Plan & Subdivision  
2044 Old Trenton Road  
Block 28, Lots 15.02, 15.03 & 21.01  
Property Zoned: R-5D District  
MLUL: 11/1/23

The approved plans show a one-way eastbound internal access drive into the adjoining residential development known as “Windsor Pointe” located in the Township of East Windsor (Block 3, Lots 3 and 3.01) to allow vehicles existing the Project to turn left onto Old Trenton Road (Country Route 535) via Windsor Pointe’s signalized driveway at the intersection of Old Trenton Road and Windsor Center Drive. Applicant seeks to convert the aforesaid drive into a two-way access drive by adding a westbound lane to allow vehicles existing Windsor Pointe to turn left onto Princeton-Hightstown Road (County Route 571) via the Project’s roadway.

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

Shirleen Roberts, Attorney, was present to represent the applicant. She gave a brief background and gave an explanation of the application.

The Professionals were sworn-in by Attorney Muller and the professionals were qualified as expert witnesses.  
Michelle Briehof, PE, Traffic Engineer, Colliers Engineering and Design  
Zechariah Cullen, PE, Civil Engineer

Mr. Baig and Councilwoman Geever expressed concern over the dangerous intersection. Ms. Briehof explained the County has approved the two-way driveway access and said they would monitor it for crashes. The Planning Board discussed the intersection at length.

The Township’s professionals were sworn-in by Attorney Muller. Sam Surtees was also sworn-in.

Ms. Roberts stated they were bound to the four conditions stated in the letter from the Mercer County Planning Board dated October 4, 2021.

Engineer Cullen explained the revisions that were made to the site plan and explained concern over the grading/contours. There were no sidewalks planned in 2021 for ADA compliance on the connector road. After discussion, the Planning Board did not require installation of the sidewalks.

Reports were submitted and reviewed as follows:  
David Novak, PP, Planner, Burgis Associates, report dated October 18, 2023  
Francis Guzik, Township Engineer, dated October 20, 2023

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Quazi Masood, PE, PTOE, Traffic Engineer, Arora & Associates, report dated October 30, 2023  
Dan Dobromilsky, LLA, Township Landscape Architect (not present), report dated October 18, 2023  
Tim Lynch, Chief, West Windsor Township Emergency Services, (not present), report dated October 30, 2023  
Leslie R. Floyd, Mercer County Planning Board (not present), letter dated October 23, 2023

Chairman Karp opened the meeting for public comment on the application.

HENRY MURPHY, 26 Birchwood Court: Mr. Murphy said he is part of the biking community and said the ADA issues are tricky. (Recording stopped/Mr. Murphy's statement incomplete.)

June Yu, 386 Princeton-Hightstown Road: Mr. Yu expressed concern on the lack of security in this community. Mr. Surtees said the trail through the woods is owned by the Township. Mr. Yu wanted to know how this area was going to be guarded. Mr. Surtees suggested Mr. Yu install no trespassing signs.

There was no further comment from the public. Mr. Baig a motion to close the meeting for public comment; seconded by Councilwoman Geevers. Passed by voice vote.

Councilwoman Geevers, again, expressed her concern over the left-hand turn coming out the development.

Mr. Schectel made a motion to approve application PB-19-08 for amended preliminary and final major site plan approval and subdivision approval with the conditions as cited by Attorney Muller and that the applicant has agreed to; seconded by Mr. Baig.

Roll Call:

Aye: Loverro, Schectel, Baig, Bahree, Appelget, Geevers, Hoberman, Karp

Nay: None

Abstain: None

Absent: Patel, Pankove, Marathe

Not Voting: None

**ADJOURNMENT**

With no further business, Chairman Karp adjourned the meeting at approximately 7:53 pm.

The next meeting is scheduled for November 8, 2023.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary