

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
December 13, 2023

The Regular meeting of the Planning Board was called to order at 6:32 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 November 16, 2023.

**ROLL CALL AND DECLARATION OF QUORUM**

Michael Karp, Chairman, Class IV

Curtis Hoberman, Vice-Chairman, Class IV

ABSENT: Anis Baig, Class IV

Hemant Marathe, Mayor, Class I

Linda Geevers, Councilwoman, Class III

Jyotika Bahree, Class II

Sue Appelget, Class IV

Simon Pankove, Class IV

Allen Schectel, Class IV

Robert Loverro, Alt. #1

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

Dan Dobromilsky, LLA, Township Landscape Architect

Sam Surtees, Land Use Manager and Zoning Officer

**NOTE: VIDEO RECORDING DEFECTIVE AND NOT WORKING PROPERLY. IT DID NOT BEGIN UNTIL MID-PUBLIC COMMENT AND SKIPPED DURING MUCH OF THE HEARING.**

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Attorney Muller stated that the Court upheld action by the Planning Board regarding the Bridgepoint Application.

**PUBLIC COMMENTS**

STACEY FOX, 29 Berrien Avenue: Ms. Fox reminded the Planning Board members that residents are not happy with overdevelopment and not happy with ordinances being changed. She recently had to go before the Zoning Board for 150

feet of square footage. She wants the Planning Board to remember what kind of businesses come into town and what type of lifestyle changes they will bring. Ordinances are being changed to accommodate developers.

Unidentified speaker. (Not recorded.)

Dave Kimmel, 11 Scott Avenue: Mr. Kimmel asked when there would be public comment on the application.

TIRZA WAHRMAN, 5 Stonelea Drive: Ms. Wahrman commented that there are still outside approvals/permits needed for the Bridgepoint project. She asked if the updated flood maps will apply to the Bridgepoint application. Township the Township Engineer Guzik responded that it is still grandfathered and the towns have jurisdiction. She asked why and if the Township wants to be host to another gas station and convenience store. Attorney Muller responded that her comment is about an application and cannot be discussed.

**RESOLUTION:**

Adoption of Resolution authorizing the increase of the 2023 Budget for Burgis & Associates. Mr. Surtees gave a description of the resolution.

Mr. Pankove made a motion to approve the Planning Board Resolution authorizing the increase; seconded by Ms. Appelget.

Roll Call:

Aye: Loverro, Schectel, Pankove, Bahree, Appelget, Geevers, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Patel, Baig

Not Voting: None

**APPLICATION:**

**PB22-02**

**ER/UDC West Windsor LLC**

Preliminary/Final Major Site Plan & Subdivision w/Sign Waivers -- Phase 1

Preliminary Major Site Plan – Phase 2

332-340 Princeton-Hightstown Road

Block 47; Lots 2, 3, 4, 5, & 6

Property Zoned: B-2A District

MLUL: 12/31/23

The development consists of two uses, each on a separate lot; a 5,869 sf Quick-Chek convenience store with patron seating, eight fuel service pumps, and a proposed 4,541 sf restaurant with drive-thru service. The property is located at the corner of Princeton-Hightstown and Southfield Road and McGetrick Lane. The property is +/- 3,904 acres and zoned B-2A. The proposed buildings will be in a comparable design to the adjoining CVS center across Southfield Road from the property. There are variances requested for signage and loading space and design exceptions for parking, access design and related relief.

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

Kevin Moore, Esq. with Stevens and Lee, Objector, announced there was deficiency of the notice. He submitted a memorandum dated December 7, 2024.

Henry Kent-Smith, Esq. with Fox Rothschild gave an overview of the project. Mr. Kent-Smith asked that his memorandum in response to Mr. Moore's memorandum.

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

Steve Hutchinson, Real Estate Manager with Quick-Chek  
Matthew Kunsman, Engineer with Bohler Engineering  
Oliver Young, Architect, gk+a Architects  
John McDonough, Planner  
Gary Dean, Traffic Engineer, Dolan & Dean

Mr. Hutchinson described in detail what they are proposing at the location, including fuel service and products, and said they are open 24/7. He discussed number of employees, security, fuel and product delivery, trash service, and signage. There will be indoor and outdoor seating provided. He said they are looking into installation of solar on their canopies in the future. They are proposing flush curbs to avoid tripping hazard. Tractor trailers will not be permitted service for diesel fuel and the applicants will post signs accordingly. (Quick-Chek has low-flow diesel pumps.)

At this time, the Township's Planning Board Professionals were sworn-in by Attorney Muller.

There was discussion about the emergency natural gas generator. Applicant will provide testimony on sound level and testing times.

Engineer Kunsman presented and gave a description of the site plan, including parking, site lighting, and signage. There was also discussion regarding the one-way road next to Tuttle Dental Care.

Architect Young reviewed an architectural rendering of the floor plan, colored building facade and canopies. He also discussed the signage.

At this time, Chairman Karp opened up the meeting to the public. Attorney Muller swore-in each speaker.

STACEY FOX, 29 Berrien Avenue: Ms. Fox said that West Windsor is not a fast-food town and the applicant should not be a 24-hour facility. It will create a hang-out for children, and will compete with small businesses. Another gas station is not needed. She thinks 2 EV chargers are not enough and the signage requested is not necessary. To detract tractor trailers, she suggested restrictions and to make canopies lower. This is not a good location for this business.

ALISON MILLER, 41 Windsor Drive: Ms. Miller said she was very skeptical about including gas stations in this zone. She asked that the Landscape Architect talk about native species of plants. She thinks there is too much similarity and asked for façade variety.

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Dave Kimmel, 11 Scott Avenue: Mr. Kimmel said he was concerned about the safety of residents walking and biking. He questioned the traffic study. He commented on the reconfiguration of McGetrick Lane and suggested bike lanes be added. He also commented on the crosswalk.

ZHI WEI, 21 East Kinkaid Drive: Mr. Wei said Township should consider how land is utilized. He does not see much benefit to a convenience store since there is already one nearby.

There was no further comment from the public. Chairman Karp stated that the public will have another chance to speak at the next hearing.

Mr. Surtees stated that the application is being carried to February 7, 2023. Attorney Kent-Smith stated they may be presenting modifications.

**ADJOURNMENT**

With no further business, Chairman Karp adjourned the meeting at approximately 9:44 pm.

The next meeting is scheduled for December 20, 2023.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary