

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
RE-ORGANIZATION MEETING  
JANUARY 11, 2023

The Regular Re-Organization meeting of the Planning Board was called to order at 7:04 pm by Attorney Muller 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 21, 2022.

**SEATING OF NEW OR RE-APPOINTED MEMBERS**

The following Planning Board Members were newly appointed: Anis Baig, Robert Loverro, and Michael Karp. Jyotika Bahree will be appointed at a future meeting.

**ROLL CALL AND DECLARATION OF QUORUM**

Michael Karp, Chairman, Class IV  
Curtis Hoberman, Vice-Chairman, Class IV  
Hemant Marathe, Mayor, Class I  
Linda Geevers, Councilwoman, Class III  
Anis Baig, Class IV  
Simon Pankove, Class IV  
Allen Schectel, Class IV  
Robert Loverro, Alt. #1

**ABSENT:** Sue Appelget, Class IV  
Jyotika Bahree, Class II  
Vacant, Alt. #2

**TOWNSHIP CONSULTANT STAFF**

Gerald Muller, Esq., Attorney, Law Offices of Gerald Muller, PC  
Joe Burgis, PP, Planner, Burgis & Associates

**REORGANIZATION**

Attorney Muller asked for nominations for Chair. Mr. Loverro nominated Michael Karp as Planning Board Chair for 2023. There were no other nominations.

Roll Call:

Aye: Loverro, Schectel, Pankove, Baig, Geevers, Marathe, Hoberman, Karp

Nay: None

Absent: Bahree, Appelget

The meeting was turned over to Chairman Karp.

Chairman Karp asked for nominations for Vice-Chair. Mr. Loverro nominated Curtis Hoberman as Planning Board Vice-Chair for 2023. There were no other nominations.

Roll Call:

Aye: Loverro, Schectel, Pankove, Baig, Geevers, Marathe, Hoberman, Karp

Nay: None

Absent: Bahree, Appelget

Chairman Karp announced that Lisa Komjati was selected as Planning Board Administrative Secretary for 2023 and Cindy Dziura was selected as Planning Board Recording Secretary for 2023.

**RESOLUTION ADOPTING PLANNING BOARD PROCEDURAL GUIDELINES FOR 2023 (PB2023-R-01)**

The Planning Board approved Resolution PB2023 -R-01 to adopt 2023 Planning Board Procedural Guidelines.

Roll Call:

Aye: Loverro, Schectel, Pankove, Baig, Geevers, Marathe, Hoberman, Karp

Nay: None

Absent: Bahree, Appelget

**CONSENT AGENDA**

- a) Declaration of official and other newspapers to receive meeting notices. (PB2023-R-02)
- b) Resolution setting forth regular meetings (first four Wednesdays of each month. (PB2023-R-03)
- c) Authorization for Chair or Vice-Chair to approve bills and vouchers.
- d) Traffic Safety Office: Sergeant Kevin Loretucci
- e) Fire Marshall: Tim Lynch
- f) Landscape Architect: Dan Dobromilsky, LLA
- g) Planning Board Engineer: Fran Guzik, PE
- h) Planning Board Attorney: Law Offices of Gerald Muller, P.C.—Gerald Muller, Esq.
- i) Environmental Engineer: Van Cleef Engineering Associates—Chris Jepson, PE
- j) Traffic Engineer: Arora and Associates—Quazi Masood, PE, PTOE
- k) Planner: Burgis & Associates—David Novak, PP, AICP
- l) Planning Board Noise & Air Engineer—GZA GeoEnvironmental, Inc.—Marc Hudock

Chairman Karp read the Consent Agenda items a-l into the record.

Roll Call:

Aye: Loverro, Schectel, Pankove, Baig, Geevers, Marathe, Hoberman, Karp

Nay: None

Absent: Bahree, Appelget

**LIAISON REPORTS**

Environment Commission – Mr. Baig stated there was nothing to report at this time.

Affordable Housing Committee – Ms. Bahree was not present to give a report.

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

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

STACY FOX, 29 Berrien Avenue: Ms. Fox wanted to remind everyone comments they had until February 3, 2023 to go on-line to submit comments regarding the Inland Flood Rule. She also said that the public would like the Township to reconsider its decision and switch to inter-active zoom link to the Planning Board meetings.

JOHN CHURCH, 11 Princeton Place: Mr. Church stated the Mercer County Planning Board application is still not complete. They hold their meetings virtually every 2<sup>nd</sup> Wednesday of the month at 9:00 am.

**MASTER PLAN WORK SESSION – Draft Farmland Preservation Plan Element of the Master Plan**

Mr. Burgis gave a description and purpose of the Plan. Each chapter was reviewed with the Planning Board members making suggested amendments. Mr. Burgis will incorporate these changes.

The following members of the public made comments:

ALISON MILLER, 41 Windsor Drive: Ms. Miller commented on open space parcels. She cited certain properties that she asked not to be farmland preserved and be saved for active recreation.

SYLVIA ASCARELLI, 27 Melville Road: Ms. Ascarelli asked that the Master Plan include Sanders Farm frontage and Wildflowers for a sidewalk to continue along Cranbury Road to Rabbit Hill Road for a safe route to school. Chairman Karp responded that developers are always asked to continue sidewalks. Mr. Surtees clarified that Ms. Ascarelli is asking that if the Sanders farm is farm preserved, it will never come here so she wanted to make sure there are no restrictions when the Sanders sell the farm that the Township could put a multi-purpose trail along Cranberry Road along the Sanders Farm. This will be added to the Element.

JOHN CHURCH, 11 Princeton Place: Mr. Church stated there was an error on page 49. It should read, “654 megawatt hours of energy.”

STACY FOX, 29 Berrien Avenue: Ms. Fox suggested that on Page 11 the word, “unique” not be used. Planner Burgis responded that it is the wording used by the Natural Resource Conservation Service. Ms. Fox stated that cannabis is no longer banned, and a cannabis sales tax was discussed. She asked when the Farmland Inventory/Preservation property list was created and asked if additional comments on the Element could be considered at a future meeting. Attorney Mueller responded that they could come and testify at the March 15, 2023 public hearing. If there are several changes, it will have to be adopted at a future meeting. Residents can also make comments during public comment at any meeting prior to March 15, 2023

Mr. Schectel made a motion to close the public comment; seconded by Mayor Marathe. Voice Vote – All Aye.

**ADJOURNMENT**

Chairman Karp adjourned the meeting at approximately 9:14 pm.

The next meeting is scheduled for January 25, 2023.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary