

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
January 25, 2023

The Regular meeting of the Planning Board was called to order at 7:02 pm by Vice-Chairman Hoberman 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 January 18, 2023.

ROLL CALL AND DECLARATION OF QUORUM

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
Pankaj Patel, Alt. #2

ABSENT: Michael Karp, Chairman, Class IV
Sue Appelget, Class IV
Jyotika Bahree, Class II

TOWNSHIP CONSULTANT STAFF PRESENT

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

Sam Surtees, Land Use Manager and Zoning Officer

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Vice-Chairman Hoberman announced there was a new planning board member, Alternate II, Pankaj Patel. Vice-Chairman Hoberman opened the meeting to public comment on non-agenda and non-pending application items. There were no comments from the public.

APPLICATION:

PB19-15 Princeton Executive Center (BRIAD Group)
Amended Amended Final Site Plan, Phase 1 – Hotel
Amended Preliminary Site Plan, Phase 3 -- Restaurant
NE Corner of Meadow Road & US Route 1
Block 9, Lot 12.011
Property Zoned: PMN-1 District
MLUL: 1/31/23

The Planning Board previously granted Preliminary and Final Major Site Plan and Subdivision Approval (Phases 1 and 2) and Preliminary Major Site Plan Approval (Phases 3 and 4) for property known as Block 9, Lot 12.01 and 12.03, Block 9.03, Lot 12.02 to allow a development consisting of 656 multi-family residential units; a 130-room hotel with liquor license; 16,000 SF retail space and a 6,915 SF restaurant. Applicant seeks Amended Site Plan Approval for hotel (Phase 1) to eliminate rooftop restaurant and make minor modifications to hotel footprint. Remove fifth story on hotel and eliminate rooftop bar restaurant. Proposed extension of one wing of hotel. Decrease room count from 130 rooms to 128 rooms. Waivers sought for building mounted sign and exceedance of parking requirement. Amended Preliminary Site Plan approval for restaurant (Phase 3). Restaurant footprint proposed to be increased from 6,915 SF to 8,075 SF. Proposed elimination of 22 parking spaces and add 12 electric vehicle charging spaces. Design waiver requested to exceed ordinance parking requirement by 32 spaces.

Attorney Muller confirmed that the proof of publication and service are in order and the Board has jurisdiction. Attorney Ron Shimanowitz of Hutt & Shimanowitz, representing the applicant, gave an overview of the project. The applicant's professionals and the Township's professionals were sworn-in by Attorney Muller.

The following were present to testify on behalf of the applicant:

- James Talerico, Sr. Director of Development, the Briad Group
- James Ward, P.E., Site Engineer, Bowman Consulting
- Charles Schreckenburger, RA, Architect, Prime Group
- Sean Delaney, PP, Planner, Bowman Consulting

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

- David Novak, PP, Planner, Burgis Associates, report dated January 16, 2023
- John Taylor, PE, Engineer, Assistant Township Engineer, report dated January 17, 2023 from Francis Guzik
- Quazi Masood, PE, Traffic Engineer, Arora and Associates, report dated January 9, 2023
- Dan Dobromilsky, LLA, Township Landscape Architect (not present), report dated January 19, 2023
- Tim Lynch, Chief, Emergency Services (not present), report dated January 25, 2023

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

Mr. Baig made a motion to open the meeting for public comment on the application; seconded by Ms. Geevers. There were no comments from the public. Mr. Pankove made a motion to close the meeting for public comment; seconded by Mr. Baig. Passed by voice vote.

Mr. Pankove made a motion to approve the application as amended with waivers and conditions as cited by Attorney Muller; seconded by Mr. Schectel.

Roll Call:

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

Nay: None

Abstain: None

Absent: Bahree, Appelget, Karp

Not Voting: None

ADJOURNMENT

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

The next meeting of the Board is scheduled for February 1, 2023.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary