

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

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 February 21, 2023.

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
Pankaj Patel, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

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

Sam Surtees, Land Use Manager and Zoning Officer

RESOLUTION:

PB 22-07 **Nassau Park -- Floor and Décor Outlets of America, Inc.**
Minor Site Plan Approval with Sign Variances and Waivers
101 Nassau Park Boulevard
Block 7, Lots 78.19 and portion of Lot 78.01

Attorney Muller gave a brief description of the resolution.

Mr. Baig made a motion to approve Planning Board Resolution PB 22-07; seconded by Vice-Chairman Hoberman.

Roll Call:

Aye: Baig, Geevers, Marathe, Hoberman, Karp

Nay: None

Abstain: Loverro, Schectel, Pankove

Absent: Patel, Bahree, Appelget

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Chairman Karp opened the meeting for public comment on non-agenda and non-pending application items. There were no comments from the public.

MASTER PLAN PUBLIC HEARING – Draft Farmland Preservation Plan Element of the Master Plan – Draft 02, dated February 6, 2023

Attorney Muller announced that the notice of publication and service were in order and the Board has jurisdiction to consider the Element. Planning Board Planner Novak was sworn-in by Attorney Muller.

Planner Novak gave a background, description of the purpose, and overview of the Farmland Preservation Plan. It is an optional element of the Master Plan. It is an inventory of farm properties and a map illustrating significant areas of agricultural land.

Planner Novak announced that on February 3, 2023, the State enacted new legislation regarding Special Occasions/Events (S757). He is recommending incorporating this into the Plan.

STEVE JANY, 1234 Windsor-Edinburg Road, Chairman of the West Windsor Agricultural Advisory Committee, was sworn-in by Attorney Muller. Mr. Jany contributed to a discussion on differences in farms, who the legislation would apply to, and the legislation itself.

Each section of the Plan was reviewed by the Planning Board members. Minor amendments/additions will be incorporated into the Plan, as well as Section 757 Special Occasion Events. A hyper-link will be created to the new legislation.

ALISON MILLER, 41 Windsor Road: Ms. Miller was sworn-in by Attorney Muller. She added to the discussion on historical farm owners.

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

JOHN CHURCH, 11 Princeton Place: At the last meeting, Mr. Church stated that he had pointed out there was an error made in the calculation of power vs. energy on page 51. Planner Novak said he would remove the percentage amount from the element.

Mr. Pankove made a motion to close the public comment portion of the meeting; seconded by Mr. Baig.

Mr. Schectel made a motion to adopt the Farmland Preservation Plan Element of the Master Plan, as amended with changes discussed; seconded by Mr. Pankove.

Roll Call:

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

Nay: None

Abstain: None

Absent: Patel, Bahree, Appelget

ADJOURNMENT

The next meeting of the Board is scheduled for April 12, 2023, however, Mr. Surtees stated there may be a meeting on March 15, 2023.

With no further business, Chairman Karp adjourned the meeting at approximately 8:22 pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR
Recording Secretary