

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
April 19, 2023

The Regular meeting of the Planning Board was called to order at 6:35 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 April 13, 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

Sue Appelget, Class IV

Simon Pankove, Class IV

Robert Loverro, Alt. #1

**ABSENT:** Jyotika Bahree, Class II

Anis Baig, Class IV

Allen Schectel, 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

Ian Hill, PE, Engineering Consultant, Van Cleef Engineering

Mohammad Afzal, PE, PTOE, Traffic Engineer, Arora & Associates

Dan Dobromilsky, LLA, Township Landscape Architect

Sam Surtees, Land Use Manager and Zoning Officer

**LIAISON REPORTS**

Environmental Commission – Given by Liaison Mr. Baig

Mr. Baig was not present to give a report for the Environmental Commission Meeting. Tabled to another meeting.

Affordable Housing Committee – Given by Ms. Councilwoman Geevers

The Affordable Housing Committee met on April 6, 2023 where they voted unanimously to send its proposed recertification program for the rental subsidies for very low-income tenants to the Township Clerk and Council for consideration. Some of the highlights include: There is a proposal that suggests recertification every 3 years, however, the tenant would have the option of not participating if there is a concern they are no longer qualified; any information collected would not be used for any other purpose; and the recertification program would be paid through the Affordable Housing Trust fund.

**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.

**APPLICATION**

**PB22-09**            **Carnegie Center – Building 105**  
Minor Site Plan, Bulk Variances & Waivers  
105 Carnegie Center; Block 9, Lot 71  
Property Zoned: ROM-2 District  
MLUL: 4/19/23

The Applicant (Boston Properties) seeks preliminary and final minor site plan approval, “c” bulk variances, and design waivers/exceptions for interior renovations as well as exterior improvements to the existing three-story office building known as 105 Carnegie Center for the purposes of converting same to a mixed-use life science / laboratory building with approximately forty percent of the space dedicated to office and the remainder converted to lab. The exterior site improvements include but are limited to the installation of two loading areas, two diesel generators with sound attenuating enclosures, nitrogen and hydrogen tank areas including filling stations, prefab shelters for hazardous gas storage, and a 2,000 kVa transformer. The site plan also calls for revegetating certain areas as well as modifications to the existing parking lot. Various variances and design waivers are required in connection with the requested approvals.

Attorney Muller confirmed that the proof of publication and service are in order and the Board has jurisdiction. Attorney Muller asked a question regarding the calculation of the rentable square feet. Attorney Ricciardi responded the rentable valuable was provided, as opposed to the FAR.

Gregory Ricciardi, Vice-President Counsel with bxp, gave an overview of the project.

Attorney Muller swore-in the applicant’s and Township professionals simultaneously.

The following testified on behalf of the applicant.

- Emily Mass, Project Manager Development, bxp (expert witness)
- Michael Thomas, PE, Engineer, T&M Associates
- Brooks Slocum, AIA, Architect, SGA Architecture
- Matthew Flynn, PP, Planner

The Township’s Planning Board Professionals gave testimony and submitted and reviewed reports as follows:

- David Novak, PP, Planner, Burgis Associates, report dated April 12, 2023
- Ian Hill, PE, Engineer represented Francis Guzik, PE, Township Engineer, report dated April 12, 2023
- Mohammad Afzal, PE, represented Quazi Masood, PE, Traffic Engineer, Arora and Assoc., report dated April 3, 2023
- Dan Dobromilsky, LLA, Township Landscape Architect, report dated April 12, 2023
- Tim Lynch, Chief, Emergency Services, (not present) report dated April 12, 2023

Attorney Ricciardi confirmed that the SDS, NFPA and OSHA Standards have been complied with, and these Standards and the SDS will be provided.

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Chairman Karp opened the meeting for public comment on the application. There was no comment from the public. Mr. Pankove made a motion to close the meeting for public comment; seconded by Councilwoman Geevers. Passed by voice vote.

Mr. Hoberman made a motion to approve application PB22-09 for minor site plan approval, 6 variances, 3 design waivers, 4 submission waivers, the conditions from Landscape Architect Dobromilsky and Engineer Guzik's memorandum, 3<sup>rd</sup> party approvals, and other items discussed during the hearing, as cited by Attorney Muller; seconded by Mr. Pankove.

Roll Call:

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

Nay: None

Abstain: None

Absent: Patel, Schectel, Baig, Bahree

Not Voting: None

Councilwoman Geevers asked Attorney Muller about the newly added definition of "hardship" from the N.J. DEP in the floodplain ordinance, and asked if the ordinance needs to be re-introduced if there is a change in the language. Mr. Surtees stated that both Attorney Muller and Engineer Guzik concurred that the ordinance did not have to return to the Planning Board.

**ADJOURNMENT**

The next meeting of the Board is scheduled for May 17, 2023.

With no further business, Chairman Karp adjourned the meeting at approximately 8:53pm.

Respectfully submitted,

Cynthia Dziura, RMC/CMR  
Recording Secretary