

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING  
REGULAR RE-ORGANIZATION MEETING  
January 7, 2021

The Regular Re-Organization meeting of the Zoning Board was called to order at 7:00 pm by Attorney Schmierer via Zoom.

**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 30, 2020. The Open Public Meeting and Compliance with same was stated by Attorney Schmierer.

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

Attorney Schmierer swore-in the re-appointed/new members: Church, Garzio, Fridkin

**ROLL CALL AND DECLARATION OF QUORUM**

Susan Abbey, Chair  
Curtis Hoberman Vice-Chair  
John Church  
Henry Jacobsohn  
Daniel Marks  
John Roeder  
Carl Van Dyke  
Michael Garzio, Alt. #1  
Eugene Fridkin, Alt. #2

ABSENT: None

Sam Surtees, Land Use Manager and Zoning Officer

**REORGANIZATION**

Attorney Schmierer asked for nominations for Chair. Mr. Hoberman nominated Ms. Abbey as Zoning Board Chair for 2021; seconded by Mr. Roeder. There were no other nominations. All Aye.

The meeting was turned over to Chairman Abbey.

Chairman Abbey asked for nominations for Vice-Chair. Mr. Roeder nominated Mr. Hoberman as Zoning Board Vice-Chair for 2021; seconded by Mr. Van Dyke. There were no other nominations. All Aye.

Chairman Abbey asked for a motion to appoint Erika Ward as Zoning Board Administrative Secretary for 2021 and Cindy Dziura as Zoning Board Recording Secretary for 2021. Motion: Mr. Roeder; seconded by Mr. Van Dyke. All Aye.

Chairman Abbey asked for a motion to appoint Mr. Church, Mr. Jacobsohn, and Mr. Marks as Site Inspection Review Sub-Committee for 2021. Motion: Mr. Roeder; seconded by Ms. Abbey. All Aye.

**CONSENT AGENDA**

ZB 2021-R-01 Schedule of Regular Meetings (1<sup>st</sup> & 4<sup>th</sup> Thursdays)  
ZB 2021-R-02 Official and Other Newspapers to Receive Meeting Notices (Princeton Packet; The Times)  
ZB 2021-R-03 Adopting Procedures When Conducting a Virtual Meeting  
Authorization for Chairman or Vice-Chairman to approve bills and vouchers.  
Motion: Mr. Roeder; seconded by Mr. Church.  
Aye: Van Dyke, Roeder, Marks, Jacobsohn, Church, Hoberman, Abbey.

ZB 2021-R-04 Appointing Professional Staff for 2021. Chairman Abbey stated there were no increases from 2020. The Traffic Consultant has changed.  
Mason, Griffin & Pierson, Ed Schmierer (Board Attorney)  
Van Cleef Engineering Associates, Ian Hill, PE (Board Civil Engineer)  
Van Cleef Engineering Associates, Chris Jepson (Board Environmental Engineer)  
Turek Consulting, LLC, Fred Turek, PE (Conflict Civil Engineer)  
Burgis Associates, Inc., David Novak (Board Planner)  
Arora and Associates, Jeff L'Amoreaux, PE (Board Traffic Engineer)  
Dan Dobromilsky, LLA (Landscape Architect)  
Tim Lynch (Fire Marshall)  
Sgt. Francis Bal (Traffic Safety Officer)  
Motion: Mr. Church; seconded by Mr. Jacobsohn.  
Aye: Van Dyke, Roeder, Marks, Jacobsohn, Church, Hoberman, Abbey.

Chairman Abbey reviewed items from ZB-2021-R-03. Mr. Surtees confirmed that the Board Members can use the chat function among themselves during the meeting.

July 23, 2020 Minutes  
Mr. Roeder made a motion to approve the July 23, 2020 minutes, as amended; seconded by Mr. Hoberman.  
Aye: Garzio, VanDyke, Roeder, Marks, Jacobsohn, Church, Hoberman

October 22, 2020 Minutes  
Mr. Van Dyke made a motion to approve the October 22, 2020 minutes, as amended; seconded by Mr. Church.  
Approved by voice vote.  
Aye: Fridkin, VanDyke, Roeder, Marks, Jacobsohn, Church, Hoberman

(The Administrative Secretary will be notified of the amendments.)

**CHAIRMAN'S COMMENTS AND CORRESPONDENCE**

Vice-Chair Hoberman announced that he will be serving another term as Planning Board Class II position, and they will be reviewing circulation sub-element of the Master Plan. He encouraged any input/ideas from Zoning Board members. Mr. Surtees stated this is a draft and there are several maps that have to be uploaded and the staff is still working on this. The Planning Board meeting is tentatively scheduled for the 3<sup>rd</sup> Wednesday in February.

**REPORTS**

The End of the Year Report for 2020, pursuant to NJSA 40:550-70.1, was discussed. The definition of “shed” will be investigated. Guidelines are electrical, plumbing, number of floors, usage, heating, and air conditioning. Mr. Church will urge the Township Council to consider an ordinance. Attorney Schmierer will also research definitions.

**RESOLUTIONS**

**ZB19-09 Alastair Ballany & Deborah Yaffe**

Mr. Church made a motion to approve Zoning Board Resolution ZB 19-09, as amended; seconded by Mr. Roeder.  
Aye: Roeder, Marks, Jacobsohn, Church, Hoberman

**ZB19-06 Windsor 1 Developers LLC**

Mr. Van Dyke made a motion to approve Zoning Board Resolution ZB 19-06, as amended; seconded by Mr. Church.  
Aye: Fridkin, Van Dyke, Roeder, Marks, Jacobsohn, Church, Hoberman

**PUBLIC COMMENT**

Chairman Abbey opened the meeting for public comment. There were no members of the public present to comment.

Land Use Training and Stormwater Management Training for Zoning Board members was discussed.

With no further business, the meeting was adjourned at 7:35 pm.

Respectfully submitted,

Cynthia Dziura  
Recording Secretary