

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING
REGULAR RE-ORGANIZATION MEETING
FEBRUARY 6, 2025

The Regular meeting of the Zoning Board was called to order at 7:03 pm by Attorney Ed Schmierer in Meeting Room A in the Municipal Building.

STATEMENT OF ADEQUATE NOTICE

Chairwoman Abbey announced that 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 21, 2025.

ROLL CALL AND DECLARATION OF QUORUM

Susan Abbey, Chair

ABSENT: Henry Jacobsohn

Curtis Hoberman Vice-Chair

John Church

Daniel Marks

John Roeder

Carl Van Dyke

Michael Garzio, Alt. #1

Eugene Fridkin, Alt. #2

TOWNSHIP CONSULTANT STAFF PRESENT

Ed Schmierer, Esq., Attorney

Sam Surtees, Land Use Manager and Zoning Officer

REORGANIZATION

Attorney Schmierer swore-in Eugene Fridkin, John Roeder, and Daniel Marks, all returning as members of the Zoning Board.

Attorney Schmierer asked for nominations for Chair. Mr. Roeder nominated Ms. Abbey as Zoning Board Chair for 2025; seconded by Mr. Marks. There were no other nominations. Voice Vote -- All Aye.

The meeting was turned over to Chairwoman Abbey.

Chairwoman Abbey asked for nominations for Vice-Chair. Mr. Van Dyke nominated Mr. Hoberman as Zoning Board Vice-Chair for 2025; seconded by Mr. Roeder. There were no other nominations. Voice Vote -- All Aye.

Chairwoman Abbey asked for a motion for the following appointments for 2025:

Kerielie Sollecito as Zoning Board Administrative Secretary

Paula Alexeev as Zoning Board Recording Secretary

Motion: Mr. Marks, seconded by Mr. Roeder. Voice Vote -- All Aye.

West Windsor Township Zoning Board
Regular Re-Organization Meeting Minutes February 6, 2025

Chairwoman Abbey asked for a motion for the following appointment for 2025:

Michael Garzio, Daniel Marks and John Church to the Site Inspection Review Subcommittee

Motion: Chairwoman Abbey; seconded by Mr. Roeder. Voice Vote -- All Aye.

CONSENT AGENDA

Resolution (ZB 2025-R-01) of Schedule of Regular Meetings (1st Thursday of each month)

Resolution (ZB 2025-R-02) of Official and Other Newspapers to Receive Meeting Notices (*Princeton Packet; The Times*).

Authorization for Chairman or Vice-Chairman to approve bills and vouchers.

Motion to adopt: Mr. Roeder; seconded by Mr. Van Dyke. Voice Vote -- All Aye.

Resolution (ZB 2025-R-03) Appointing Professional Staff for 2025.

Chairwoman Abbey reviewed the appointments.

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, Quazi Masood, PE (Board Traffic Engineer)

Burgis Associates, Inc., Ed Snieckus (Landscape Architect)

Tim Lynch (Fire Marshall)

Sgt. Walter Silcox (Traffic Safety Officer)

Motion to appoint: Mr. Roeder; seconded by Mr. Church. Voice Vote -- All Aye.

MINUTES

A motion to adopt the December 5, 2024 minutes, as amended, was made by Mr. Van Dyke; seconded by Chairwoman Abbey. Voice Vote -- All Aye.

RESOLUTION:

Attorney Schmierer gave a description of the resolution.

ZB24-05 Amitav C. Mohapatna & Sangeeta P. Patil

d-4 (FAR) Variance

5 Corio Court; Block 9, Lot 55.08

Attorney Ed Schmierer noted on page 4, bottom last paragraph regarding the variance de minimis, 0.0159 (FAR coverage) 166 feet, should be 166 *square* feet. Vice-Chairman Hoberman made a motion to approve Zoning Board Resolution ZB24-05, as amended; seconded by Mr. Roeder. Voice Vote -- All Aye.

CHAIR'S COMMENTS & CORRESPONDENCE

There was no correspondence to review. Chairwoman Abbey asked for future printouts for the meeting to be double-sided. The Chair had no other comments, and there were no public comments.

REPORTS

The End of the Year Report for 2024, pursuant to NJSA 40:55D-70.1 was discussed by the Zoning Board, specifically, paragraph 4 regarding the FAR Zoning Regulation was discussed at length. A motion for recess was made by Chairwoman Abbey, seconded by Mr. Marks. Recess for a short break began at 7:54 pm. The meeting resumed at 8:02 pm and the Zoning Board continued their discussion of the FAR Zoning Regulation, with Attorney Ed Schmierer making a recommendation for revision.

Mr. Roeder made a motion to approve the Year End Report for 2024, with all the changes incorporated as mentioned and the newest revision read by Attorney Ed Schmierer; seconded by Mr. Van Dyke. Voice Vote -- All Aye.

ADJOURNMENT

The next meeting is scheduled for March 6, 2025.

Chairwoman Abbey made a motion to adjourn at 8:07 pm. Voice Vote -- All Aye.

Respectfully submitted,



Paula Alexeev
Recording Secretary