

WWT ENVIRONMENTAL COMMISSION

September 11, 2025

The September 2025 meeting of the WWT Environmental Commission was held on Thursday, September 11, 2025 via Zoom with Ephraim Buhks calling the meeting to order at 8:00pm.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Township bulletin board, and filed with the Municipal Clerk.

ROLL CALL

Members:	E. Buhks;	A. Baig;	E. Gordon;	L. Katz;	I. Singh;
Liaison:	F. Guzik	Advisor:	D. Parris	Council Liaison:	Andrea Mandel
Guests:	D. Dobromilski, Consultant			A. Stanislaw, Landscape Architect	
	P. Gupta, Consultant			E. Litt, WW Resident	

PUBLIC COMMENT: None

APPROVAL OF MINUTES: November 2024 L. Katz motioned; E. Gordon seconded;
Minutes were approved as presented.

CONTINUING BUSINESS: Project Review/Update

Planning Board – A. Baig reported the PB approved a one-year extension for the Carnegie Center Korman Suites project. The Princeton Executive Park project received final major site plan approval for Phase 3 for the Fogo de Chao restaurant. Preliminary approval was granted for the project when a tenant had not been determined. A draft sign ordinance was presented for review and approval at the September 3, 2025 meeting. The matter was tabled due to time constraints and will be revisited at the next Planning Board meeting on September 17, 2025.

Township Council Update – A. Mandel reported she attended the Mercer County EV Readiness Committee meeting. Mercer County is researching transitioning its fleet to electric vehicles. They have hired a consultant to assist and the consultant is putting together a committee of representatives from every town, to which she was asked to join. She will be attending the Central Jersey Transportation Forum this week and is interested in the public-type transportation topics being addressed. The township lowered the speed limit on Alexander Road in Berrien City as part of the Green and Complete Streets initiative. Another topic of discussion at recent Township Council meeting was composting, including where it is happening, whether pickup or drop off options would be preferred, and other various details. There was some additional discussion on local composting services.

Community Solar Update – L. Katz stated he did not have any current updates on the Community Solar Project. He reported the West Windsor Parking Authority recently approved a bid to begin the renovation project at the Bus Depot, consisting of the demolition phase and some environmental issues at this time. Grant opportunities will be explored to fund the remediation of the environmental issues, if applicable.

Natural Lawns – A. Stanislaw reported the draft Pollinator Garden ordinance is currently under review with the township attorney. This review will be helpful to determine violations and enforcement. If the mayor requests a review or feedback, it will be shared with the Environmental Commission members.

AI Tools for Environmental Issues – I. Singh stated that he is continuing to research how AI is utilized in various situations and environmental sciences. P. Gupta offered to assist in gathering additional information.

Once he has completed the research and compiled a presentation, he would like to present it at a future Environmental Commission meeting.

Gas Leaf Blowers – E. Gordon stated he drafted a document to be sent to the township council and the mayor for their consideration of developing an ordinance addressing the use of gas-powered leaf blowers pertaining to noise pollution. The ordinance would focus on residential areas only. E. Buhks asked E. Gordon to share the document with F. Guzik who can distribute it to the Environmental Commission members for their review and feedback.

CONTINUING BUSINESS:

Community Day – F. Guzik reported that Community Day will be held on Saturday, September 20th at Duck Pond Park. A. Stanislaw and F. Guzik can gather flyers and information to be distributed at the event. E. Buhks stated he will be attending. I. Singh volunteered to attend and suggested providing the flyer he worked on about fire prevention. A. Mandel stated the township council will be promoting the Shop Local West Windsor program and the Walk West Windsor group will be promoting safe walking at night with different reflectors.

NJPACT REAL Rules – F. Guzik stated the NJ DEP REAL Rules were reintroduced after strong opposition to the suggestion of 5 feet of rise in coastal areas. The state revised the rules and reduced it to 4 feet. The State is requesting review and feedback on the current revised draft of the REAL Rules. There was a discussion on the ANJEC template letter of support eliminating eligibility for the hardship waiver for affordable housing, suggesting rapid approval and implementation, and DEP review of its policy on deeming applications to be administratively and technically complete. L. Katz motioned to submit comments from the Environmental Commission in support of the NJ REAL Rules based on the first bullet of the ANJEC template pertaining to affordable housing waiver, seconded by A. Baig. The motion was approved by a voice vote.

ANJEC Environmental Congress – The Congress will take place on October 10, 2025 and members are invited to attend if interested.

Environmental Commission Budget – E. Buhks inquired if the Environmental Commission budget needed to be adjusted or increased based on necessity in the future. A. Mandel stated the need would be due to additional projects or related costs that would exceed the current budget. Some suggestions included hiring professional consultants, supplies, and assembling teams for actions that have not been included in the Sustainable Jersey Recertification. There was some discussion on how to proceed and identify specific needs that would justify an increase in budget.

There being no further business, L. Katz motioned to adjourn the meeting, seconded by A. Baig.

Respectfully submitted,
Samantha Tomaro, Administrative Secretary
WWT Environmental Commission