

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
November 19, 2025

The Regular meeting of the Planning Board was called to order at 6:31 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 November 6, 2025.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman, Class IV

Curtis Hoberman, Vice-Chairman, Class IV

Martin Whitfield, Councilman, Class III

Sue Appelget, Class IV

Jyotika Bahree, Class III

Anis Baig, Class IV

Allen Schectel, Class IV

Simon Pankove, Class IV

Robert Loverro, Alt. #1

Pankaj Patel, Alt. #2

ABSENT: Hemant Marathe, Mayor, Class I

Mr. Schectel joined the meeting at 6:33PM

Councilman Whitfield joined the meeting at 6:36PM

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney, Muller & Baillie, P.C

Edward Snieckus, Jr, LLA, PP, ASLA, Landscape Architect, Burgis & Associates

Francis Guzik, PE, Township Engineer, CME Associates

Quazi Masood, PE, PTOE, Traffic Engineer, Arora & Associates

Sam Surtees, Land Use Manager and Zoning Officer

PUBLIC COMMENTS

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

MINUTES:

October 15, 2025

Vice Chairman Hoberman made a motion to approve the October 15, 2025 minutes; seconded by Mr. Loverro.

Approved by voice vote.

Abstention(s): Schectel, Pankove, Baig, Bahree, Appelget

The adopted minutes will be forwarded to the Administrative Secretary.

LIAISON REPORTS

Environmental Commission

Mr. Baig spoke about the following items:

- Concerns about the leaves stacked up in the street, because they are creating traffic problems as well as clogging the street drains. The commission suggested shredding/crushing them to create mulch to use as fertilizer.
- A girl scout is asking the township to provide space on their property for her and a partner to create a pollinator garden.
- They discussed the township providing more streetlights and making the lights brighter.
- Natural Lawn Update: The height of bushes is an issue; a DRAFT ordinance will be proposed to the council in January 2026. Alisa Stanislaw, the Township Environmental Engineer, is working on the proposed ordinance.
- The commission would like to see an ordinance proposed to limit the use of gas blowers.
- The mayor has signed an agreement for the partnership with Sustainable Jersey to promote PSE&G energy savings programs for West Windsor residents. This agreement includes a \$2,500 grant covering expenses promoting the program.
- There was a Sustainable Jersey Luncheon on November 18, 2025, to recognize West Windsor Township for the silver qualification.
- Cities/Towns are using AI to improve services, reduce costs, and respond faster, e.g., Chatbots for resident questions, managing traffic and infrastructure, automated permits and service requests.

Affordable Housing Commission

Ms. Bahree stated that the last Affordable Housing meeting was October 2, 2025. Mr. Sorey, a representative from Hamlet, was in attendance. He reported that the residents appeared happy with the progress of the ongoing maintenance work, which is good news.

Chairman Karp explained that all the applications tonight are courtesy reviews, therefore there will be no vote on what is presented.

APPLICATION(S):

PB24-06 (Courtesy review)

West Windsor Parking Authority (former bus garage)

NW corner Wallace Road & Route 571; Block 59, Lots 1 & 2

Property Zoned: RP-9 District

MLUL: N/A

The Parking Authority is proposing a forty-one-space parking lot and pocket park at the intersection of Wallace Road and Princeton-Hightstown Road on Block 59, Lots 1 & 2 and portions of the West Windsor Township right-of-way. The improvements will cover approximately 0.9 acres of land. The proposed pocket park contains a covered seating area, picnic benches, and landscaping improvements intended to screen the adjacent electrical substation. The existing site is formerly a municipal bus garage which is located within the RP-9 Redevelopment Plan District. No variances or waivers are required for this courtesy review.

Mr. Jeffrey Hall, Esq. from Szaferman, Lakind, Blumstein & Blader, acting as conflict counsel, Mr. Hall explained he was retained by the Parking Authority due to Paul Bishop's firm representing the Zoning Board of Adjustment. He stated that two witnesses would be speaking tonight, Mr. Andy Lupo, Parking Authority Chairman, would cover its history, and Reese Nordeen, ACT Engineering Project Engineer, would review plans and respond to any questions from the Planning Board and professionals.

Mr. Andy Lupo, Chairman of the Parking Authority, stated that the Parking Authority was established in 1971 as an independent authority of the township. They are always looking for opportunities to add additional parking, especially with the increase in housing in town. When they looked at the bus garage they immediately reached out to the township and with their help, they were able to move forward with the plan to try and work with Amtrak to remediate the contamination in the soil and turn that into the pocket park and parking lot.

Mr. Reese Nordeen, Project Engineer, began the presentation by providing an introduction of his experience and qualifications. He explained that the current site functions as a municipal bus garage, predominantly consisting of gravel and utilized for bus parking and storage. The property is owned by the township, with a portion situated just within the township's right-of-way. Located at the intersection of Wallace Road and Princeton-Hightstown Road, the site features two driveway entrances from Wallace Road. Vice Chairman Hoberman asked about the building closest to the tracks, what it is being used for and the type of vehicles that will be accessing that area. Mr. Nordeen explained that the building is a training facility for Amtrak, it is on a separate lot, and the area will be accessed mostly by passenger vehicles. Mr. Nordeen discussed the pocket park, noting it is designed to reflect the park located on the opposite side of Wallace Road near the PNC Bank. He explained that the parking lot will primarily serve train station commuters on weekdays and operate as a community gathering area on weekends, with plans for food trucks to use the facility during that time. Vice Chairman Hoberman asked about the rationale for bicycle lockers instead of standard racks, suggesting lockers may be excessive. Chairman Karp inquired about the usage rates of bike lockers at the train station and recommended considering bike racks if lockers see limited use. Mr. Nordeen explained that lockers are for enhanced bicycle security with more people using expensive electric bikes. Mr. Lupo said they will find out the occupancy rate of the lockers near the train station and if the lockers are not being used, they will consider switching to bike racks on this site. Mr. Nordeen went on to say that the Parking Authority has been working with the Township Engineer to secure several grants for this project with the NJDOT which are pending award. The Transit Village grant would help fund the pocket park and the other grant is Safe Streets to Transit which is intended to help fund this site and the train station entrance improvements to the sidewalks and crosswalks. The site meets the district's bulk standards, and no variance or waivers are required. Mr. Nordeen spoke about the two ordinances that were recently passed amending the Princeton Junction Redevelopment Plan and the Land Use Plan Element for the RP-9 District and how commuter parking is now allowed as a permitted use for this area. He stated that the project will reduce impervious coverage and motor vehicle surface areas. He presented driveway and circulation layouts. He explained that the pocket park will meet the redevelopment plan requirement of 6,000 square feet by providing 6,050 square feet. Five picnic areas are proposed where four are required, with four additional picnic sites in the parking lot area near the intersection of Wallace and Princeton-Hightstown Roads. Plans also show street furnishings, planters, refuse containers, and decorative lighting. In closing, he stated that they will adhere to all the comments made in the reports by the township's professionals. The board members asked various questions regarding overflow parking on weekends, barrier-free parking (handicapped parking), electric vehicle spaces, and if any spaces in the parking lot will be reserved for Parking Authority members or members of other entities. Mr. Nordeen responded that no dedicated barrier-free spaces are being proposed onsite, but the plans include restriping a couple of Wallace permit lot spaces for handicapped access to maintain a closer proximity to the train station. Vice Chairman Hoberman asked them to explore providing a barrier free space at this

location. Mr. Nordeen confirmed provisions for two charging-ready spaces for potential future use, but Mr. Lupo clarified these will not initially be reserved exclusively for electric vehicles. Mr. Lupo added that signage will be put up directing people to the Wallace Road lot for additional parking on weekends during events and no designated spaces are being proposed at this lot for the Parking Authority or other entities.

Mr. Edward Snieckus, Jr., Landscape Architect, stated he was filling in for David Novak (Township Planner) so he would be speaking about both the planning and landscape architectural aspects. He concurred with all the testimony provided, but he had a comment about identifying the signage on the property. Mr. Nordeen stated that one of the things they added to their plan since the last technical review committee meeting was a wayfinding sign which is different from the monument sign that they were putting in at the corner of Wallace and Princeton-Hightstown Road. The purpose of this sign is to label the name of this lot, which is currently undecided. It's consistent with the rest of the parking lots that the Parking Authority owns. Mr. Snieckus then spoke about how some of their landscape comments were inconsistent with the latest plans that were provided, but it looks like they addressed a lot of the issues and comments he may have had. In closing he added that bicycle lockers are helpful, especially today with people buying electric bikes. Chairman Karp agreed but stated if they have a small percentage of occupancy at the train station lot, they might as well try to utilize those and not add more.

Mr. Fran Guzik, Township Engineer, stated the applicant covered the issues in his report. Chairman Karp asked if the lighting plan was satisfactory. Mr. Guzik explained that there weren't any actual calculations of the light levels, but he assumes they will be keeping with the other parking facilities in the area.

Mr. Quzai Masood, Traffic Engineer, spoke about his review letter dated October 29, 2025. He explained that he received an email from Mr. Nordeen stating that they would be addressing all the comments he made in his letter.

Chairman Karp read the comments from Chief Lynch into the record, which stated that he had no issues or objections to this application.

PB25-07

**West Windsor-Plainsboro High School South
Courtesy Review (carport photovoltaic system)**

346 Clarksville Road, Block 17.13, Lot 2

Property Zoned R-24 District

MLUL: N/A

Greenskies Clean Energy LLC (Applicant) is proposing the construction of a 952 Kw solar carport system within the existing parking lot of High School South owned by the West Windsor-Plainsboro Regional School District. The school is located at 346 Clarksville Road, Block 17.13, Lot 2 in West Windsor Township, New Jersey. The solar carport system will be constructed using a 540w solar module by JA Solar. The carport structure will consist of steel canopy designs. Site lighting is proposed under the canopy structure as well as minor buffer landscaping around the existing parking lot

PB25-08

**West Windsor-Plainsboro Maurice Hawk School
Courtesy Review (carport photovoltaic system)**

303-305 Clarksville Road, Block 11, Lot 1

Property Zoned: R-20 District

MLUL: N/A

Greenskies Clean Energy, LLC (Applicant) is proposing the construction of a 270 Kw solar carport system within the existing parking lot of the Maurice Hawk Elementary School owned by West Windsor-Plainsboro Regional School District. The school is located at 303-305 Clarksville Road, Block 11, Lot 11 in West Windsor Township, New Jersey. The solar carport system will be constructed using a 545w solar module by JA Solar. The carport structure will consist of steel canopy designs. Site lighting is proposed under the canopy structure as well as minor buffer landscaping around the existing parking lot

Mr. Brandon Kroger, Attorney for the West Windsor-Plainsboro Regional School District Board of Education, gave a quick overview of Applications PB-25-07 and PB-25-08. He then introduced Project Engineer Chris Rosati (FWH Associates) and Alex Berry, Director of Engineering (Greenskies Clean Energy).

Mr. Chris Rosati, Project Engineer, began by noting that while both projects share similarities, they also have a few distinct differences. He explained that both solar arrays are metered systems without battery storage, meaning they don't provide 100% of each school's electricity needs. Sometimes, their production might exceed what's needed onsite, but the arrays aren't meant for long-term energy storage. Mr. Rosati described the type of arrays that would be installed at the two locations. The solar modules measure about 7 feet by 4 feet, wired together, with array-mounted inverters converting DC from the panels to AC for building use. The carports will be constructed on steel frames set on top of columns installed with concrete sonotube foundations and will be positioned at parking stall heads. These foundations are planned to be approximately three feet in diameter and will encroach about 18 inches into some parking spaces—so larger vehicles may need to use adjacent spots. Both schools already have rooftop solar; these new arrays will supplement the existing installations. There's a minimum clearance of 13 feet 6 inches to accommodate emergency vehicles and buses, with canopy heights peaking at about 16 feet at the high school and 19 feet at the other site due to the panel tilt. Parking lot lighting will be installed as under-mounted LED fixtures. Addressing feedback from a professional review letter, Mr. Rosati mentioned that 11 parking spots at the high school, currently lit by lights on large stanchions, will lose their lighting because the new arrays will cover them. They will make sure that this area that is not under an array will have adequate illumination where needed. Importantly, no additional impervious surface will be added, as the canopies sit over existing parking stalls. He explained the systems will include telemetry for minute-by-minute performance monitoring. There will be an initial monthly maintenance schedule that shifts to quarterly and then eventually change to an as needed basis because they can check remotely how the array is functioning. The board members asked several questions regarding canopy placement. Mr. Rosati explained they try to position canopies close to buildings to reduce costs and disruption. A notable difference between the sites is that, at the high school, the distance from the building required a second transformer to mitigate voltage loss; all conduits will run underground. Addressing another review comment, Mr. Rosati said during installation they will try to avoid existing subgrade infrastructure, such as the stormwater pipe at the Maurice Hawk School, with adjustments made as necessary. He stated that he agreed with all township professionals' feedback. In conclusion, he noted that lighting levels are relatively low, possibly reflecting town standards and they may be over lighting their arrays so he will ask his landscape architect to assess lighting at similar sites to make sure they comply.

Mr. Edward Snieckus, Jr., Township Landscape Architect, requested clarification on panel heights and vehicle clearance. Mr. Rosati replied the minimum clearance is 13 feet 6 inches, Maurice Hawk panels reach about 19 feet, and high school panels range from 13 feet 6 inches to 16 feet. Mr. Snieckus suggested incorporating lighting intensity timing for LED fixtures and mentioned replacing some dead or problematic landscaping, especially at the high school frontage. He also

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advised considering tree placement at the Maurice Hawk site due to shading concerns. Mr. Rosati agreed to review lighting schedules and address landscaping issues as needed.

Mr. Fran Guzik, Township Engineer, stated he appreciates the comments about the lighting and the extra attention given, especially at High School South. He added that there is no stormwater management requirement triggered, and he does also appreciate the sensitivity to the underground infrastructure and making sure that it still functions after installation of the foundation systems.

Chairman Karp read the comments from Chief Lynch into the record for both sites, which stated that he has no issues or objections to these applications.

Mr. Loverro asked about the typical useful life of these panels. Mr. Rosati replied that it's 25 to 30 years; after that, efficiency drops to 80–85%.

Ms. Appelget made a motion to close the public session; seconded by Mr. Baig. Approved by voice vote.

ADJOURNMENT

The next meeting is tentatively scheduled for December 17, 2025

With no further business, Chairman Karp adjourned the meeting at approximately 7:55 PM

Respectfully submitted,

Patricia Van Clef
Recording Secretary