WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
May 20, 2026

The Regular meeting of the Planning Board was called to order at 6:30 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 May 8, 2026.

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman, Class IV
Curtis Hoberman, Vice Chairman, Class IV
Linda Geevers, Councilwoman, Class III
Sue Appelget, Class IV
Jyotika Bahree, Class II
Anis Baig, Class IV
Simon Pankove, Class IV
Pankaj Patel, Alt. #1

ABSENT: Hemant Marathe, Mayor, Class I
Allen Schectel, Class IV

TOWNSHIP CONSULTANT STAFF PRESENT

Gerald Muller, Esq., Attorney, Muller & Baillie, P.C.
Edward Snieckus, Jr., LLA, PP, ASLA, Burgis & Associates
Francis Guzik, PE, Township Engineer

Aaron Kardon, Land Use Manager
Lisa Komjati, Administrative Secretary

Attorney Muller explained that at the May 6, 2026 Planning Board meeting, the Board heard the Princeton Ascend application but was not ready to vote, and the applicant needed more time to revise the proposal. The matter was carried to this evening's meeting to discuss a future hearing date. In the interim, the applicant informed the Board's Administrative Secretary, Lisa Komjati, that they may need to return to the TRC. He recommended carrying the application without a date pending further developments, noting that the process may need to begin again.

Chairman Karp entertained a motion to carry the Princeton Ascend application. Motion to approve by Mr. Pankove; seconded by Ms. Appelget.
Roll Call:
Aye: Patel, Pankove, Baig, Bahree, Appelget, Geevers, Hoberman, Karp
Nay: None
Abstain: None
Absent: Schectel, Marathe

PUBLIC COMMENTS

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

MINUTES

April 15, 2026
Vice Chairman Hoberman made a motion to approve the April 15, 2026 minutes with amendment; seconded by Mr. Baig. Approved by Voice Vote.
Abstention(s): Bahree, Pankove

RESOLUTION(S):

PB19-3 3rd Amendment
Senior Living @ Bear Creek (Axira Inc.)
Amended Final Site Plan
SE corner of Village Road & Old Trenton Road
Block 33, Lot 1.022

Attorney Muller stated that no variances or waivers were required and that the conditions are outlined on pages 6 through 8 of the resolution.

Chairman Karp entertained a motion to approve Resolution PB19-3 3rd Amendment. Motion to approve by Mr. Baig; seconded by Councilwoman Geevers.
Roll Call:
Aye: Patel, Baig, Appelget, Geevers, Hoberman, Karp
Nay: None
Abstain: Pankove, Bahree
Absent: Schectel, Marathe

APPLICATION(S):

PB26-04
BLG West Windsor
Amended Final Subdivision
Block 9, Lot 12.011; US Route 1
Property Zoned: PMN-1 District
MLUL: 6/15/2026

Amended Final Subdivision Approval and bulk variances with regard to Block 9, Lot 12.011. Applicant proposes a subdivision of Block 9, Lot 12.011 into two new lots. Proposed Lot 12.011A to serve Fogo De Chao restaurant and Proposed Lot 12.011B to serve proposed hotel.

Attorney Muller confirmed that proof of publication was in order and the Board has jurisdiction.

Attorney Ronald Shimanowitz of Hutt, Schimanowitz & Plocker, representing the applicant, BLG West Windsor, stated that the applicant is seeking amended final subdivision approval and bulk variances for Block 9, Lot 12.011, which serves the previously approved Fogo De Chao restaurant and the proposed hotel. Both uses were originally site planned on a single lot. The purpose of the application is to subdivide the property into two lots, primarily for financing purposes. The proposed subdivision creates three variances: one for lot depth and two for setbacks. He also explained that, during TRC review, existing reciprocal agreements between the commercial and residential portions of the development were discussed. The applicant will make any necessary amendments to those agreements and establish any required cross-easements between the two new lots.

Vice Chairman Hoberman questioned the documentation that was received by the Planning Board because he sees different references to the two parcels. Some labels are 12.011A and 12.011B and another labels the parcels as 12.0111 and 12.0112. Attorney Shimanowitz explained that they should refer to the parcels using the numeric labels because the letter designations were done early on as a placeholder. He clarified that lot 12.0111 is the restaurant and 12.0112 is the proposed hotel. Councilwoman Geevers asked if both lots will have the same owner and who will be using the liquor license. Mr. Pankove asked if the hotel would also have a restaurant.

The following testified on behalf of the applicant and were sworn in simultaneously by Attorney Muller:

Steve Scharf, Senior Vice President of Development and Asset Management for the Briad Group
Sean Delaney, Civil Engineer and Professional Planner, Bowman Consulting

Mr. Scharf explained that the seating area in the hotel is for breakfast only. He clarified that there is only one owner of this property and that the liquor license is strictly to be used by the restaurant.

Mr. Delaney briefly summarized his credentials and stated that the plans he is presenting were the revised plans dated April 27, 2026, previously submitted to the Board. He reviewed the existing property and the proposed subdivision of Lot 12.011 into two lots: Lot 12.0111 for the restaurant and Lot 12.0112 for the proposed hotel. Addressing comments raised during TRC review and in the professional review letters, he confirmed that the previously proposed easements will remain unchanged in width and location. He also stated that the reciprocal easement agreements and the parking easement agreement on the adjacent lot will be updated to reflect the new lot numbers. Mr. Delaney then discussed the requested submission waivers and the three variances associated with the application. Two variances apply to the restaurant lot for minimum lot depth and side yard setback, and the third applies to the hotel lot for side yard setback. He explained that these variances result from a financial subdivision and do not affect any previously approved site improvements.

The Township's Planning Board Professionals were sworn in by Attorney Muller.

Edward Snieckus, Jr., LLA, PP, ASLA, Burgis & Associates
Francis Guzik, PE, Township Engineer
Aaron Kardon, Land Use Manager

Mr. Snieckus of Burgis & Associates reviewed Township Planner David Novak's review memorandum dated May 13, 2026. He stated that the applicant had explained the basis for the requested deviation and had addressed all comments in Mr. Novak's review memo.

Mr. Francis Guzik, Township Engineer, reviewed his May 14, 2026 memorandum and stated that Mr. Delaney had addressed the requested checklist items in his testimony. He said he had no objection to granting the requested waivers. Referring to comment 1.02 in his review memo, Mr. Guzik noted several technical items related to the amended major subdivision that should be included as conditions of approval. He also referenced the May 14, 2026 review memorandum prepared by Michael McGuire of GeoTrek Environmental and Surveying Associates, the Board's professional land surveyor for technical subdivision reviews, and stated that the technical comments in that memorandum should also be made conditions of approval.

Vice Chairman Hoberman asked whether any hotel signage was proposed for the property. Mr. Delaney responded that the hotel would have building-mounted signs, but no monument signs were proposed.

Attorney Muller reviewed the conditions of approval for this application.

Mr. Kardon stated that he had nothing further to add but understood the purpose of the subdivision and did not believe it would negatively affect any matters before the Board. He said the proposal is consistent with the Master Plan for the zone and that the applicant had provided appropriate testimony addressing the positive and negative criteria.

Chairman Karp opened the meeting for public comment on this application. There were no comments from the public. Mr. Pankove made a motion to close the meeting for public comment; seconded by Mr. Baig. Passed by Voice Vote.

Chairman Karp entertained a motion to approve application PB-26-04 BLG West Windsor amended final subdivision with conditions, and easements; moved by Mr. Pankove; seconded by Mr. Baig.
Roll Call:
Aye: Patel, Pankove, Baig, Bahree, Appelget, Geevers, Hoberman, Karp
Nay: None
Abstentions: None
Absent: Schectel, Marathe

ADJOURNMENT:
Chaiman Karp adjourned the meeting at 7:11PM

Respectfully Submitted,

Trish Van Clef
Recording Secretary