

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
August 5, 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 July 22, 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

Allen Schectel, Class IV

ABSENT: Hemant Marathe, Mayor, Class I
Pankaj Patel, Alt. #1

TOWNSHIP CONSULTANT STAFF PRESENT

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

David Novak, PP, Planner, Burgis & Associates

Francis Guzik, PE, Township Engineer

Lisa Komjati, Administrative Secretary

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

May 20, 2026

Mr. Pankove made a motion to approve the May 20, 2026 minutes; seconded by Ms. Appelget.

Roll Call:

Aye: Pankove, Baig, Appelget, Geevers, Hoberman, Karp

Abstention(s): Schectel, Bahree

Absent: Marathe, Patel

RESOLUTION(S):

PB26-03 Princeton Ascend Development, LLC

Sign Variance

43 Princeton-Hightstown Road; Block 12.04, Lot 25

Attorney Muller gave a description of the resolution.

Ms. Bahree stated that page 9 of the resolution incorrectly listed her as absent; she attended the meeting but abstained from voting on this application because it was heard at the May 6th meeting that she did not attend. She asked that the resolution be corrected.

Chairman Karp entertained a motion to approve Resolution PB26-03. Motion to approve by Mr. Pankove; seconded by Mr. Schectel.

Roll Call:

Aye: Schectel, Pankove, Appelget, Geevers, Hoberman, Karp

Nay: None

Abstain: Baig, Bahree

Absent: Marathe, Patel

PB26-04 BLG West Windsor, LLC

Amended Final Subdivision w/ Variances

Corner of Route 1 & Meadow Road; Block 9, Lot 12.011

Attorney Muller gave a description of the resolution.

Chairman Karp entertained a motion to approve Resolution PB26-04. Motion to approve by Ms. Bahree; seconded by Mr. Baig.

Roll Call:

Aye: Pankove, Baig, Bahree, Appelget, Geevers, Hoberman, Karp

Nay: None

Abstain: Schectel

Absent: Marathe, Patel

PB26-05 Woodstone Residential Annex, LLC

Preliminary/Final Major Site Plan

200 Farber Road; Block 86, Lot 58.02

Attorney Muller gave a description of the resolution.

Ms. Bahree stated that she attended the meeting and voted "Aye," but the resolution incorrectly listed her as absent; therefore, the resolution should be corrected.

Chairman Karp entertained a motion to approve Resolution PB26-05. Motion to approve by Mr. Pankove; seconded by Mr. Schectel.

Roll Call:

Aye: Schectel, Pankove, Bahree, Appelget, Geevers, Hoberman, Karp

Nay: None

Abstain: Baig,

Absent: Marathe, Patel

PB26-06 Clark Plaza

Signage Waiver

217 Clarksville Road; Block 10, Lot 14

Planner Novak gave a description of the resolution.

Ms. Bahree stated that she attended the meeting and voted "Aye," but the resolution incorrectly listed her as absent; therefore, the resolution should be corrected.

Chairman Karp entertained a motion to approve Resolution PB26-06. Motion to approve by Mr. Pankove; seconded by Ms. Bahree.

Roll Call:

Aye: Schectel, Pankove, Bahree, Appelget, Geevers, Hoberman, Karp

Nay: None

Abstain: Baig,

Absent: Marathe, Patel

LIASON REPORT:

Environmental Commission

Ms. Bahree stated that although she did not attend the most recent Environmental Commission meeting, she attended the June meeting, and the following items were discussed:

1. The Commission discussed a \$1500 ANJEC grant and possibly putting it towards a pollinator garden and some signs related to that in the West Windsor Community Park.
2. A Duke Farms representative discussed preserving pathways that support wildlife movement in the area. Ms. Bahree stated that the Planning Board should consider this issue when reviewing new development applications to ensure they do not block wildlife access to habitat.
3. West Windsor Township has partnered with Sustainable New Jersey and PSE&G to offer free home energy assessments to residents. Residents can receive a free home energy assessment to understand their home's energy use and discover ways to reduce waste. Some of the energy saving products that residents can use are: Smart thermostats, LED light bulbs, Faucet aerators, Efficient-flow showerheads, Showerhead adapters, Advanced power strips and water pipe insulation.

WORK SESSION:

Revision to RP-1 District Ordinance (amendment to AVB Redevelopment Plan) pursuant to settlement agreement between Township and AVB.

Chairman Karp said that, without the original documents, it was difficult to recall what originally was agreed upon. He asked whether Chief Lynch had comments on the proposed changes. He also questioned the ordinance's reference to senior housing buildings being up to six stories and 85-feet, noting he thought a story was about 20 feet. Planner Novak explained that story height varies by building type, with ground floors generally 10 to 12 feet high, and that senior or special needs housing with medical components may require higher floor to ceiling height for medical equipment.

Vice Chairman Hoberman asked that, as the Board reviewed the proposed changes, the reasons for each change be explained. Planner Novak stated that the revisions were required under the Township's settlement agreement with Avalon. Attorney Muller explained that the Housing Element and Fair Share Plan had been approved with one caveat: Avalon objected to the plan because the proposed assisted living facility near the train station, originally planned for 135 units with a 20% set-aside, they said could no longer proceed after their partner withdrew. To resolve the objection, the Township agreed to allow up to 170 units, including 10% Medicaid beds, which qualify as affordable housing beds, and to amend the redevelopment plan through a zoning ordinance. Attorney Muller stated that his office believed the redevelopment plan was sufficient, but Avalon requested and prepared the ordinance now before the Board. If approved, it will proceed to the Township Council for introduction in August and then a second reading in September. Avalon would still be required to return to the Board for site plan review. Planner Novak added that Avalon must file an amended site plan application, at which time issues such as circulation, safety, and parking would be reviewed. He confirmed that Chief Lynch would review the changes and submit his memo during that application process.

Mr. Novak explained this is Avalon W Squared which is located near the train station. The township had previously approved a senior living building there. That area is a higher density mixed use area. Unfortunately, they didn't get as much commercial as originally had envisioned in that area.

Attorney Muller stated that the plan included fewer affordable units than originally anticipated in the Township's compliance plan. He explained that the Township reached an agreement with Avalon under which, instead of paying the required affordable housing improvement fee, Avalon would provide five special needs beds. These beds would be created by converting existing market-rate units in Avalon's East and West developments into two or three group homes, with no increase in total units or density. The beds could serve age-restricted, nursing home, special needs, or assisted living residents and would count toward the Township's round three affordable housing obligation. Attorney Muller explained that the five-bed figure was based on the shortfall created by applying the 10% reduction to the 170 units.

Planner Novak explained that most of the language was carried over from the existing RP-1 ordinance, with only a few changes shown in red. He then reviewed the senior housing revision, noting that the parking requirement was reduced from 0.7 to 0.5 spaces per unit, consistent with residential site improvement standards for assisted living.

Chairman Karp questioned the ordinance language stating that "in addition to the up to 800 family dwelling units, the redeveloper may construct up to an additional 170 Senior Housing Units." He said the revision did not make clear that the proposal increased the previously approved 135 senior units to 170 and could instead suggest that 170 new units

were being added. Ms. Appelget agreed, stating that the phrase “in addition to the up to 800 family dwelling units” was unclear and should be revised. Attorney Muller noted that, although the language could be improved, Avalon Bay drafted the ordinance and, for procedural simplicity, the Board could leave it as written until after Township Council review. Chairman Karp felt this wording should be changed now and should instead refer to “the maximum of 800 units,” while acknowledging that final language could be revised after Council review. Attorney Muller stated that the ordinance would return to the Planning Board after Council’s first reading. Councilwoman Geevers noted that the Township Council typically introduces ordinances without a separate work session, then refers them back to the Planning Board for review before returning the ordinance to Council for adoption. Attorney Muller added that, because the ordinance was scheduled for introduction at the August 24th Township Council meeting, there was limited time for another Planning Board work session before then.

Planner Novak stated that, while preparing a revised draft, he just noticed the unit totals proposed by Avalon in the ordinance were incorrect. He believed the correct total should be 903 units, not 970, explaining that the prior approval included 868 units, of which 135 were senior units. Subtracting the 135 senior units leaves 733 family units, and adding the proposed 170 senior units results in a total of 903 units. Chairman Karp said the current language appeared to allow 67 additional units that had not been approved and needed to be corrected before the ordinance went to Council. Planner Novak recommended setting a maximum of 903 dwelling units, with no more than 170 senior housing units and said he would work with Attorney Muller on the wording. Councilwoman Geevers asked whether all senior units would be in one building and where that was stated. Planner Novak explained that the other buildings were already constructed, leaving only the vacant area on the westerly portion of the site for the senior housing building. He noted that, although the ordinance did not expressly state this, senior housing buildings are allowed to be up to six stories, with a separate height standard that presumably would apply to that building. Attorney Muller stated that the language should simply provide for up to 733 family units and up to 170 senior units in the senior living building. He said he and Planner Novak would revise the section and send it to Avalon later that week.

Ms. Appelget asked whether “Special Needs Housing” should be added to the ordinance book’s definition section. Attorney Muller said it should remain just in this section because it is defined here and does not need to be added elsewhere.

Mr. Novak explained that before this application comes before the Planning Board, Staff and Technical Review Committee meetings would be held to review the application.

ADJOURNMENT:

Chairman Karp entertained a motion to adjourn the meeting. Motion to adjourn by Mr. Schectel; seconded by Mr. Patel. Approved by Voice Vote.

Meeting adjourned at 7:41PM

Respectfully Submitted,

Trish Van Clef
Recording Secretary