

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
RE-ORGANIZATION MEETING
JANUARY 21, 2026

The Regular Re-Organization meeting of the Planning Board was called to order at 6:34 pm by Sam Surtees 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 January 7, 2026.

SEATING OF NEW OR RE-APPOINTED MEMBERS

The following Planning Board Members were re-appointed and sworn in by Attorney Muller: Curtis Hoberman as a Class IV member, Anis Baig, Class IV member, and Pankaj Patel, Alternate II.

Jyotika Bahree, Class II (Absent)

ROLL CALL AND DECLARATION OF QUORUM

Michael Karp, Chairman, Class IV

Curtis Hoberman, Vice Chairman, Class IV

Hermant Marathe, Mayor, Class I

Linda Geevers, Councilwoman, Class III

Anis Baig, Class IV

Simon Pankove, Class IV

Allen Schectel, Class IV

Robert Loverro, Alt. #1

Pankaj Patel, Alt. #2

ABSENT: Sue Appelget, Class IV
Jyotika Bharee, Class II

TOWNSHIP CONSULTANT STAFF

Gerald Muller, Esq., Attorney, Law Offices of Gerald Muller, PC

Sam Surtees, Land Use Manager and Zoning Officer

REORGANIZATION

Attorney Muller asked for nominations for Chair. Vice Chairman Hoberman made a motion to nominate Mr. Karp; seconded by Mr. Baig. There were no other nominations.

Roll Call:

Aye: Karp, Hoberman, Marathe, Geevers, Baig, Pankove, Schectel, Loverro, Patel

Nay: None

Abstain: None

Absent: Appelget, Bahree

Attorney Muller asked for nominations for Vice Chair. Chairman Karp made a motion to nominate Mr. Hoberman; seconded by Mr. Baig. There were no other nominations.

Roll Call:

Aye: Karp, Hoberman, Marathe, Geevers, Baig, Pankove, Schectel, Loverro, Patel

Nay: None

Abstain: None

Absent: Appelget, Bahree

The meeting was turned over to Chairman Karp.

Chairman Karp announced that Lisa Komjati has been selected as the Planning Board Administrative Secretary and Patricia Van Clef has been selected as the Recording Secretary for 2026.

Approved by voice vote.

RESOLUTION ADOPTING PLANNING BOARD PROCEDURAL GUIDELINES FOR 2026 (PB2026-R-01)

Mr. Surtees stated that there was one correction, there is no longer an Affordable Housing Committee Representative. This will be removed throughout the Procedural Guidelines.

Mr. Pankove made a motion to approve Resolution PB2026-R-01 to adopt 2026 Planning Board Procedural Guidelines with amendments; seconded by Mr. Baig.

Roll Call:

Aye: Karp, Hoberman, Marathe, Geevers, Baig, Pankove, Schectel, Loverro, Patel

Nay: None

Abstain: None

Absent: Appelget, Bahree

CONSENT AGENDA

- a) Declaration of official and other newspapers to receive meeting notices (The Trenton Times and The Princeton Packet) (PB2026-R-02)
- b) Resolution setting forth regular meetings (first and third Wednesdays of each month) (PB2026-R-03)
- c) Authorization for Chair or Vice Chair to approve bills and vouchers.
- d) Traffic Safety Officer - Sergeant Walter Silcox
- e) Fire Marshall - Tim Lynch
- f) Landscape Architect - Burgis & Associates - Edward Snieckus, P.P., LLA, ASLA
- g) Planning Board Engineer - Fran Guzik, PE
- h) Planning Board Attorney - Law Offices of Muller & Baillie, P.C. - Gerald Muller, Esq.
- i) Environmental Engineer - DeBlock Engineering Associates - Chris Jepson, PE
- j) Traffic Engineer - Arora and Associate - Quazi Masood, PE, PTOE
- k) Planner - Burgis & Associates - David Novak, PP, AICP
- l) Planning Board Noise & Air Engineer - GZA GeoEnvironmental, Inc. - Marc Hudock, LSRP

Chairman Karp read the Consent Agenda items a-l into the record.

Mr. Surtees stated the fees for the appointed Township Professionals.

Ms. Geevers noted that the Procedural Guidelines should specify meetings on the first and third Wednesdays of each month, not the first four.

Vice Chairman Hoberman made a motion to approve the Consent Agenda; seconded by Mr. Schectel.

Roll Call:

Aye: Karp, Hoberman, Marathe, Geevers, Baig, Pankove, Schectel, Loverro, Patel

Nay: None

Abstain: None

Absent: Appelget, Bahree

PUBLIC COMMENTS

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

MINUTES:

January 7, 2026

Mayor Marthe made a motion to approve the Minutes of January 7, 2026; seconded by Mr. Schectel.

Approved by voice vote.

Abstention(s): Geevers, Loverro

January 7, 2026 (Closed Session)

Mr. Schectel made a motion to approve the Minutes of January 7, 2026, with amendment; seconded by Mr. Baig.

Approved by voice vote

Abstension(s): Geevers, Loverro

Mr. Schectel made a motion to close the public session to discuss pending litigation; seconded by Mr. Pankove.

Approved by voice vote.

CLOSED SESSION – 7:00 PM

ADJOURNMENT

Mr. Pankove made a motion to adjourn the closed session and return back to the public session at approximately 7:40 PM; seconded by Mr. Schectel. Approved by voice vote.

The next Planning Board meeting is scheduled for February 4, 2026. With no further business, Chairman Karp adjourned the meeting at approximately 7:40 pm.

Respectfully submitted,

Patricia Van Clef
Recording Secretary