

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
April 15, 2026

The Regular meeting of the Planning Board was called to order at 6:32 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 April 6, 2026.

**ROLL CALL AND DECLARATION OF QUORUM**

Michael Karp, Chairman, Class IV  
Curtis Hoberman, Vice-Chairman, Class IV  
Hemant Marathe, Mayor, Class I  
Linda Geevers, Councilwoman, Class III  
Sue Appelget, Class IV  
Anis Baig, Class IV  
Allen Schectel, Class IV  
Pankaj Patel, Alt. #1

ABSENT: Jyotika Bahree, Class II  
Simon Pankove, Class IV

**TOWNSHIP CONSULTANT STAFF PRESENT**

Gerald Muller, Esq., Attorney, Muller & Baillie, P.C.  
David Novak, PP, Planner, Burgis & Associates  
Francis Guzik, PE, Township Engineer  
Quazi Masood, PE, PTOE, Traffic Consultant, Arora & Associates

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**

February 25, 2026

Vice Chairman Hoberman made a motion to approve the February, 25 2026 minutes; seconded by Mayor Marathe.  
Approved by Voice Vote.

Abstention(s): Geevers, Schectel, Appelget, Baig

**RESOLUTION(S):**

**PB25-10 – Montessori Kids Universe**

Conditional Use & Minor Site Plan  
401-404 Avalon Square; Block 6.30, Lot 5.01

Attorney Muller gave a summary of the project and stated that the conditions of approval were listed on page 6 of the Resolution.

Vice Chairman Hoberman noted a typo on page 7 of the Resolution; the date should be today's date.

Chairman Karp entertained a motion to approve Resolution PB 25-10. Motion to approve by Vice Chairman Hoberman; seconded by Mayor Marathe.

Roll Call:

Aye: Karp, Hoberman, Marathe, Patel

Nay: None

Abstain: Geevers, Appelget, Schectel, Baig

Absent: Pankove, Bahree

**PB24-08 – Trustees of Princeton University – Baseball Ballpark**

Amended Final Site Plan with Waivers

Washington Road & US Route 1; Block 3, Lot 1.0113

Chairman Karp entertained a motion to approve Resolution PB24-08. Motion to approve by Councilwoman Geevers; seconded by Mayor Marathe.

Roll Call:

Aye: Karp, Hoberman, Marathe, Geevers

Nay: None

Abstain: Appelget, Schectel, Baig, Patel

Absent: Pankove, Bahree

**APPLICATION(S):**

**PB19-13 3<sup>rd</sup> Amendment**

**Senior Living @ Bear Creek aka Axria, Inc.**

Amended Final Site Plan

SE corner of Village Road & Old Trenton Road

Block 33, Lot 1.022

Property Zoned: PRRC District

MLUL: 4/15/2026

The principal change is that the first floor has been raised 1.5 ft. and the basement garage area has been reconfigured and lowered so that there are no longer intermediate floors. The reconfiguration also allows for reduction in the lower-level garage area and more efficient circulation with a nominal reduction of two parking spaces. The Courtyard area has been modified, reducing the pavilion size but not its function and adding fire pits and barbeques along with enhanced seating areas. The impervious surface area has been reduced slightly from 11.50 acres to 11.46 acres.

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

Attorney Frank Petrino, Eckert Seamans, introduced himself as counsel for the applicant, who is seeking third amended final site plan approval for Senior Living at Bear Creek. He provided an overview of the revisions, including minor landscaping and lighting changes, stormwater-piping modifications, and extensions of the entrances over the driveway and drop-off areas. He noted that a depression in the garage will increase first-floor common-area ceiling heights and reduce the overall building height by 4 inches. No new variances or design waivers are requested. He added that the applicant has received the five review memorandums from the Board's professionals.

Attorney Muller simultaneously swore in potential witnesses for the applicant:

Anthony Mazzucca, Daniel Reeves, Steve Koniuk, Sean Edwards, Carl Pehnke and Daphne Galvin

The following gave a presentation on behalf of the applicant and were qualified as expert witnesses by the Board:

Daphne Galvin, Engineer, Director of Land Development, Partner Engineering  
Steven Koniuk, Architect, Steven S. Cohen, Architect PC

Daphne Galvin, Director of Land Development, Partner Engineering, opened with a brief introduction and summary of her qualifications. Referring to page 4 of 18 of the plans, she said the key change is that the building will now be a single level. The garage level is now limited to the building's main wing, reducing garage parking from 168 to 166 spaces and total parking from 392 to 390. She added that the revised lower-level plan improves fire department access, with straight-through connectivity at both ends. Courtyard revisions include a smaller pavilion footprint and new amenities such as fire pits, barbecues, and additional seating. Ms. Galvin confirmed the PRC zone bulk standards are maintained and that all other ordinance bulk standards are met, except for a previously granted variance; the revised plans increase that setback dimension, reducing the deviation. She also described updates to landscaping and lighting in the courtyard and across the site. In response to Mr. Snieckus' April 7, 2026 memorandum, she stated that garage venting will not conflict with landscaping, a note to that effect has been added to the landscaping plans. The remaining lighting issue raised by Mr. Guzik concerns the lower-level garage; he believes this should be addressed as part of the site plan, while Ms. Galvin stated that this will be addressed during the building permit process.

Councilwoman Geevers referenced lighting concerns raised by the Township Engineer, emphasizing proper garage lighting for senior and other developments. She suggested the Planning Board address this issue rather than waiting until building permits are issued.

Mr. Baig asked how far below surrounding grade the lower-level garage sits and whether stormwater could enter. Ms. Galvin cited Sheet 5 of 18 and stated that the basement floor elevation is 92.5 and the surrounding building grade is about 102—roughly a 10-foot difference. She added that drains at the garage entrances collect runoff from the driveway, so it does not flow into the garage.

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

David Novak, PP, Planner, Burgis & Associates  
Francis Guzik, PE, Township Engineer  
Quazi Masood, PE, PTOE, Traffic Consultant, Arora & Associates

Chairman Karp noted that the applicant proposes to address garage lighting during the building permit process, although Mr. Guzik's April 7, 2026 report recommends resolving it during site plan review. He asked Mr. Guzik whether garage lighting could be made a condition of approval to be satisfied at the building permit stage. Mr. Guzik explained the issue arose because a garage lighting plan was submitted; he said he would not object to removing that information from the site plans and deferring it to the building permit process, but asked what lighting standard would apply at that time—whether the applicant would follow the levels cited in his report. Mr. Schectel commented that he has not seen an electrical inspector review plans and address lighting levels. Mr. Petrino said he believes this would be a resolution compliance item so that they can confirm the signed plans meet the conditions of approval. Mr. Schectel agreed, provided the Planning Board sets the lighting standard now. Mr. Guzik added that his report lists prevailing parking garage lighting guidelines, but he is not familiar with the specific building code provisions that may also apply. Councilwoman Geevers requested this be included as a condition of approval to avoid confusion. Attorney Muller agreed with Mr. Schectel and concluded that the Board should establish the standards now.

Planner Novak asked whether garage parking would be assigned or offered on a first-come, first-serve basis. Councilwoman Geevers asked whether the garage would have security cameras. Mr. Mazzucca, Axira, Inc., responded that spaces will be assigned, the garage will have security cameras, and access will be limited to residents using a vehicle identifier.

Steve Koniuk, Architect, Steven S. Cohen, Architect PC, began by giving his background and credentials. He introduced sheet A1.01.3 of the plans, and explained that the lighting has a minimum of 0.5 foot candle average throughout the parking structure as well as a 3-foot candle minimum at the driveway intersections. Their plan identifies minimums and they can provide more that exceed the minimum when they get into a building permit submission. Township Engineer Guzik asked what standards they are following when they provide lighting for a parking garage. Mr. Koniuk explained that they go by the local township ordinance to specify the lighting levels. He stated that there are industry standards and they would coordinate that with their electrical engineer as they fully complete their permit level submission. Mr. Guzik explained that the township ordinance specifies exterior parking but not parking structures. Mr. Petrino asked Mr. Guzik if he had a standard, he wanted them to comply with. Mr. Guzik referred to his comment 5.01 in his memo that specifies a 5–10-foot candle average. Mr. Petrino stated they will comply with the entire comment under 5.01 of Mr. Guzik's memo. Architect Koniuk went on to present the architectural and elevation changes in the plans. He then presented renderings marked as Exhibit A-1 through A-6 that showed the modifications to the exterior.

Chairman Hoberman noted that each garage entrance includes four compact parking spaces. He asked how spaces would be assigned if residents' vehicle sizes are not known in advance. Mr. Mazzucca responded that the leasing agent will have that information before making assignments.

Councilwoman Geevers asked whether the condominiums are rentals or for sale, and whether each renter receives a garage space or must pay an additional fee. Mr. Petrino replied that all units are rentals and that residents will pay a fee for garage parking; however, every resident will be assigned a parking space either in the garage or outdoors. Attorney Muller asked whether there would be any difference in underground-garage parking eligibility between market-rate and affordable units. Mr. Mazzucca confirmed there would be no distinction.

Planner Novak asked whether the pavilion and main building will use the same façade materials; Mr. Koniuk confirmed they will. Mr. Novak then summarized his April 6, 2026 planning review memorandum, noting he concurred that the

project does not exacerbate the previously granted setback variance because the setback to the internal roadway is being increased slightly. He added that the applicant continues to provide adequate common open space and, despite a reduction in parking, still exceeds the required number of spaces. He stated the applicant addressed his comments regarding parking management and the pavilion design. Mr. Novak also reviewed Mr. Snieckus' April 7, 2026 landscape memorandum and noted the only outstanding question—landscaping near the vents—was addressed by the applicant's engineer.

Chairman Karp referenced the bedroom-distribution chart on page 3 of Mr. Novak's memo. He asked for confirmation on the number of units and why all affordable units are one-bedroom. Mr. Novak stated that there will be 220 units and that bedroom-distribution requirements do not apply to age-restricted developments.

Quazi Masood, Traffic Consultant, reported that the applicant addressed all comments in his March 30, 2026 memorandum.

Fran Guzik, Township Engineer, reviewed his April 7, 2026 memorandum. He stated that the applicant provided the requested testimony and agreed to the condition in comment 5.01. He added that the only other item requiring a condition is comment 2.03 regarding the Title 39 plan; if approved, the applicant must submit a revised Title 39 request to the Township for enforcement of traffic regulations on private property. Mr. Petrino confirmed the applicant will comply with comment 2.03.

Chairman Karp read into the record Fire Chief Lynch's memorandum dated April 7, 2026, which stated that the applicant addressed all concerns and approval is recommended. Mr. Petrino confirmed the applicant will comply with all comments.

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

Attorney Muller for the record listed the new conditions of approval for this application.

Chairman Karp entertained a motion to approve application PB19-13, third amendment with conditions, moved by Mr. Baig; seconded by Mr. Schectel.

Roll Call:

Aye: Patel, Schectel, Baig, Appelget, Geevers, Marathe, Hoberman, Karp

Nay: None

Abstain: None

Absent: Pankove, Bahree

Vice Chairman Hoberman asked Township Engineer Guzik how many structured parking garages the Township has. Mr. Guzik responded that there are a couple at Avalon and several at Carnegie Center. Vice Chairman Hoberman suggested the Township consider adopting lighting-design standards for structured parking. Mr. Guzik agreed that revising the ordinance would be appropriate and explained the process. Mayor Marathe agreed to initiate the process.

**ADJOURNMENT:**

Chairman Karp adjourned the meeting at 7:41PM

Respectfully Submitted,

Trish Van Clef  
Recording Secretary