

West Windsor Township Planning Board  
Regular Meeting Minutes January 7, 2026

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING  
REGULAR MEETING  
January 7, 2026

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 December 23, 2025.

**ROLL CALL AND DECLARATION OF QUORUM**

Michael Karp, Chairman, Class IV

ABSENT: Jyotika Bahree, Class III

Curtis Hoberman, Vice-Chairman, Class IV

Robert Loverro, Alt. #1

Hemant Marathe, Mayor, Class I

Councilman Whitfield, Class III

Sue Appelget, Class IV

Anis Baig, Class IV

Simon Pankove, Class IV

Allen Schectel, Class IV

Pankaj Patel, Alt. #2

**TOWNSHIP CONSULTANT STAFF PRESENT**

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

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.

Mayor Marathe stated that tonight was Councilman Whitfield's last Planning Board Meeting. His term has expired with the Township Council, and he will be leaving to spend more time with his family. He thanked him for his friendship, hard work and dedication to the community.

**MINUTES:**

December 17, 2025

Mr. Pankove made a motion to approve the December 17, 2025 minutes, with amendments; seconded by Mayor Marathe. Approved by Voice Vote.

Abstention(s): Schectel, Patel, Baig

The adopted minutes will be forwarded to the Administrative Secretary.

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**RESOLUTION(S):**

**PB25-09**

**Townes @ West Windsor – Group Home**

Final Major Site Plan

379 Princeton-Hightstown Road, Block 28, Lot 21.01

Attorney Muller explained that this site, part of the Townes at West Windsor project, will be a 4-bedroom group home for medically disabled, low-income individuals. The only waiver approved was increasing parking area lighting from the standard 0.6 foot-candles to 1.1-foot candles. He explained that there was one condition in respect to the access easement. An access easement from the main development to the public road was required and granted. This was received the night of the hearing, therefore, Township Engineer Guzik asked that the surveyor verify the metes and bounds.

Mr. Pankove made a motion to approve Planning Board Resolution PB25-09 with Amendments; seconded by Vice Chairman Hoberman.

Roll Call:

Aye: Pankove, Appelget, Whitfield, Marathe, Hoberman, Karp

Abstain: Schectel, Patel, Baig

Absent: Loverro, Bahree

Mr. Pankove made a motion to close the public hearing; seconded by Mr. Schectel. Passed by Voice Vote.

The next meeting, The Planning Board Reorganization Meeting for 2026, is scheduled for January 21, 2026.

**CLOSED SESSION – 6:42PM**

Mr. Schectel made a motion to enter into Closed Session to discuss pending litigation; seconded by Mr. Baig.

Passed by Voice Vote.

**ADJOURNMENT**

Mr. Schectel made a motion to return back to public session at approximately 7:28 PM to adjourn the meeting; seconded by Ms. Appelget. Passed by Voice Vote.

Respectfully submitted,

Patricia Van Clef  
Recording Secretary