

WEST WINDSOR TOWNSHIP ZONING BOARD MEETING  
REGULAR RE-ORGANIZATION MEETING  
FEBRUARY 5, 2026

The Regular meeting of the Zoning Board was called to order at 7:02 pm by Attorney Ed Schmierer in Meeting Room A in the Municipal Building.

**SEATING OF NEW OR RE-APPOINTED MEMBERS**

Attorney Schmierer administered the oath of office to the following Zoning Board Members: Michael Garzio, Eugene Fridkin, G. Chris Lemmond and Sanjay Mandloi.

**STATEMENT OF ADEQUATE NOTICE**

Attorney Schmierer announced that 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 21, 2026.

**ROLL CALL AND DECLARATION OF QUORUM**

Susan Abbey, Chair  
Curtis Hoberman Vice-Chair  
Daniel Marks  
John Roeder  
Michael Garzio  
Eugene Fridkin  
G. Chris Lemmond, Alt. #1  
Sanjay Mandloi, Alt. #2

ABSENT: Carl Van Dyke

**TOWNSHIP CONSULTANT STAFF PRESENT**

Edward Schmierer, Esq., Attorney  
Trishka Cecil, Esq., Attorney  
Sam Surtees, Land Use Manager and Zoning Officer  
Keriel Sollecito, Administrative Secretary  
Patricia Van Clef, Recording Secretary

**REORGANIZATION**

Attorney Schmierer asked for nominations for Chair. Mr. Hoberman nominated Ms. Abbey as Zoning Board Chair for 2026; seconded by Mr. Roeder. There were no other nominations. Approved by Voice Vote -- All Aye. Not Voting: Mr. Mandloi

The meeting was turned over to Chairwoman Abbey.

Chairwoman Abbey asked for nominations for Vice-Chair. Mr. Roeder nominated Mr. Hoberman as Zoning Board Vice Chair for 2026; seconded by Mr. Fridkin. There were no other nominations. Approved by Voice Vote -- All Aye. Not Voting: Mr. Mandloi

Chairwoman Abbey asked for a motion for the following appointments for 2026:

- Kerielle Sollecito as Zoning Board Administrative Secretary
- Patricia Van Clef as Zoning Board Recording Secretary

Motion: Mr. Garzio; seconded by Mr. Roeder. Approved by Voice Vote -- All Aye.  
Not Voting: Mr. Mandloi

Chairwoman Abbey made a motion for the following appointments for 2026:

- Michael Garzio, Daniel Marks, Sanjay Mandloi and Chris Lemmond (Alternate) to the Site Inspection Review Subcommittee

Approved by Voice Vote -- All Aye.  
Not Voting: Mr. Mandloi

**CONSENT AGENDA**

Resolution (ZB 2026-R-01) of Schedule of Regular Meetings (1<sup>st</sup> Thursday of each month)

Resolution (ZB 2026-R-02) of Official and Other Newspapers to Receive Meeting Notices (*Princeton Packet; The Times*)

Authorization for Chairman or Vice Chairman to approve bills and vouchers.

Resolution (ZB 2026-R-04) Recognizing the service of Henry Jacobsohn as a volunteer for 26 years

Resolution (ZB 2026-R-05) Recognizing the service of John Church as a volunteer for 10 years

Vice Chairman Hoberman stated that it was very fitting that the Township Council also recognized Henry Jacobsohn and John Church for their service to the Zoning Board at the December Council Meeting.

Motion to adopt: Mr. Roeder; seconded by Mr. Fridkin. Approved by Voice Vote -- All Aye.  
Not Voting: Mr. Mandloi

Mr. Surtees reviewed the 2026 fees for the Township Professionals with the Zoning Board Members.

Resolution (ZB 2026-R-03) Appointing Professional Staff for 2026.

- Mason, Griffin & Pierson, Trishka Cecil (Board Attorney)
- Van Cleef Engineering Associates, Ian Hill, PE (Board Civil Engineer)
- DeBlock Engineering – Chris Jepson (Board Environmental Engineer)
- Turek Consulting, LLC, Fred Turek, PE (Conflict Civil Engineer)
- Burgis Associates, Inc., David Novak (Board Planner)
- Arora and Associates, Quazi Masood, PE (Board Traffic Engineer)
- Burgis Associates, Inc., Ed Snieckus (Landscape Architect)
- Fire Marshall – Tim Lynch
- Traffic Safety Officer – Sgt. Walter Silcox

Motion to appoint: Mr. Roeder; seconded by Chairwoman Abbey. Approved by Voice Vote -- All Aye.  
Not Voting: Mr. Mandloi

**MINUTES**

A motion to adopt the October 2, 2025, minutes was made by Mr. Roeder; seconded by Vice Chairman Hoberman. Approved by Voice Vote -- All Aye.

Abstain: Mr. Marks, Mr. Fridkin, Mr. Lemmond, Mr. Mandloi

**RESOLUTION**

**ZB24-04**

Jacob Dick

Request for 2-year extension

110 Harris Street, Block 80, Lot 23

Chairwoman Abbey made a motion to approve Zoning Board Resolution ZB24-04; seconded by Mr. Marks.

Approved by Voice Vote – All Aye.

Not Voting: Mr. Mandloi

**PUBLIC COMMENT**

Chairwoman Abbey opened the meeting for public comment. There was no public comment.

Motion to close public comment was made by Mr. Fridkin; seconded by Mr. Garzio. Approved by Voice Vote – All Aye.

Not Voting: Mr. Mandloi

**REPORTS**

The End of the Year Report for 2026, pursuant to NJSA 40:55D-70.1 was discussed by the board members.

Mr. Roeder made a motion to approve the Year End Report for 2026; seconded by Mr. Marks. Approved by Voice Vote -- All Aye.

Not Voting: Mr. Mandloi

**CHAIR'S COMMENTS & CORRESPONDENCE**

Chairwoman Abbey thanked Mr. Jacobsohn and Mr. Church for their years of service to the Zoning Board. She expressed her appreciation to the outgoing professionals Mr. Schmierer and Mr. Surtees.

Mr. Roeder thanked Mr. Surtees and Attorney Schmierer for their support during his time on the Zoning Board.

**ADJOURNMENT**

The next meeting is tentatively scheduled for March 6, 2025.

Chairwoman Abbey made a motion to adjourn at 7:30 pm. Approved by Voice Vote -- All Aye.

Not Voting: Mr. Mandloi

Respectfully submitted,  
Patricia Van Clef  
Recording Secretary