

**EAST WINDSOR TOWNSHIP PLANNING BOARD
MINUTES OF June 5, 2017**

The meeting of the East Windsor Township Planning Board was held on Monday, June 5, 2017, in the East Windsor Township Municipal Building, 16 Lanning Boulevard, East Windsor, New Jersey, 08520. Planning Board Chairperson Edward Kelley called the meeting to order at 7:35 p.m.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place, and agenda was mailed to the news media, posted on the Township bulletin board, and filed with the Municipal Clerk.

ROLL CALL

Members Present: Mr. Berman, Mr. Brady, Mr. Clark, Mr. Catana, Mayor Mironov, Ms. Patel, Mr. Shapiro, Mr. Schmidlin, Mr. Kelley

Members Absent: Mr. Katawick

Professionals and Staff Present: Allison Quigley, Planning Board Secretary
Jolanta Maziarz, Board Attorney
Paul Grygiel, Township Planner

REPORTS/CORRESPONDENCE/ANNOUNCEMENTS

Mayor Mironov stated that the Board members had received a copy of the letter that was sent to Shawn Taylor at the New Jersey Turnpike Authority (NJTA) on May 17, 2017. She stated that this letter is the result of the continued inactivity by the NJTA and that it was their feeling that this matter needed to be elevated to a higher level. She stated that she would be happy to see the Planning Board send out a letter on this matter as well, as the NJTA has an obligation to restore the area near their maintenance yard along Route 33 to a respectable level. Chairperson Kelley agreed and stated that the area was extremely visible along Route 33. Mr. Catana agreed and stated that the site was an eyesore. Mayor Mironov suggested that if it was agreeable to the Board members, that someone should make a motion to authorize Chairperson Kelley to send a letter to Shawn Taylor.

MOTION TO AUTHORIZE CHAIRPERSON KELLEY TO SEND A LETTER TO THE NEW JERSEY TURNPIKE AUTHORITY MADE BY: Mr. Catana

MOTION SECONDED BY: Mr. Berman

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Clark, Mr. Catana, Mayor Mironov, Ms. Patel, Mr. Shapiro, Mr. Schmidlin, Mr. Kelley

NAYES: None

ABSTAINS: None

PUBLIC FORUM

Chairperson Kelley opened the meeting to the public. There being no public comment, the public forum was closed.

MINUTES

May 1, 2017

MOTION TO APPROVE MAY 1, 2017 MINUTES MADE BY: Mr. Berman

MOTION SECONDED BY: Mr. Schmidlin

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Clark, Mr. Catana, Mayor Mironov, Ms. Patel, Mr. Shapiro, Mr. Schmidlin, Mr. Kelley

NAYES: None

ABSTAINS: None

RESOLUTIONS

DISCUSSION ITEMS

Resolution 2017-13 269 Wyckoff Mills Road
Block 12, Lot 2
Authorizing a Preliminary Investigation to Determine An Area in Need of
Non-Condensation Redevelopment

Chairperson Kelley stated that the resolution was the start of a similar process the Board had undertaken in 2015 with the National Lead Site. Mr. Grygiel stated that the memorandum prepared by Richard Preiss is self-explanatory and describes the site and its existing conditions. He stated that the resolution before the Board tonight would authorize the planner to conduct a study in the next few weeks on the site to see if it matches the criteria needed to designate a site as an area in need of non-condemnation redevelopment. Mayor Mironov stated that if this were to move forward, the timeline would be such that it would move quicker than when the Board went through the process for the National Lead site. Chairperson Kelley asked if the property was vacant and Mayor Mironov stated that it was.

MOTION TO APPROVE RESOLUTION 2017-13 MADE BY: Mr. Catana

MOTION SECONDED BY: Mr. Berman

ROLL CALL

AYES: Mr. Berman, Mr. Brady, Mr. Clark, Mr. Catana, Mayor Mironov, Ms. Patel, Mr. Shapiro, Mr. Schmidlin, Mr. Kelley

NAYES: None

ABSTAINS: None

Mayor Mironov stated that while everyone was present tonight, she'd like to get everyone's thoughts on 19 Probasco Road. She stated that it is a challenging site made of two properties, one at the corner of Probasco Road and Route 33 and the other backing up to the corner property along Wyckoff Mills Road. The property is in a prime location and is currently zoned R-O Research Office. She wanted to get the Board members thoughts on what uses might work well on that site. She added that one item they are discussing about the site is obtaining access to the site from Route 33 and that they were working with the New Jersey Department of Transportation to see if that would be possible. Chairperson Kelley stated that he recalled a concept plan for that site in the past that included a hotel and retail space, and that seemed like a nice fit. Mr. Catana stated that he would not take issue with another warehouse on that property, as long as access can be made to the site from Route 33. Mr. Clark stated that he thought a hotel would be nice on that property.

ADJOURNMENT OF MEETING

There being no further business, the meeting was adjourned.

CERTIFICATION OF SECRETARY

I, undersigned, do hereby certify;

That I am the Planning Board Secretary of the Township of East Windsor Planning Board and that the foregoing minutes of the Planning Board, held on June 5, 2017, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of said Planning Board this 10th day of July, 2017.

Allison Quigley, Board Administrative Secretary
East Windsor Township