

BASIC

MAIL SOURCES

POLICY

USERS

ADVANCED

Search help topics



Dashboard

Search

Virus Checking

IP Configuration

Administration

Reports

Online Help Search

Archive Search

Help

Standard PSTs & Tags Saved Searches Tasks

Email	From	contains	Sonia	AND	Search	Basic
Email	Entire Message	contains	Hinsdale	AND		
Email	Date	on or after	2021-12-31 00:00:00 -0400			

Save Search

Resend to Me Tools View

Displaying 1 - 6 of 6

Date	Size	From	To/Cc	Subject
2022-05-23 14:19:16	714.9K	Sonia Gawas <sgawas@westwindsortwp.com>	Gay Huber <ghuber@westwindsortwp.com>	Fwd: Re: Township officials' campaign signs at the train station
2022-05-14 13:09:26	24.6K	Sonia Gawas <sgawas@westwindsortwp.com>	"John K. Hinsdale", Linda Geevers, Andrea Mandel	Re: Township officials' campaign signs at the train station
2022-05-14 13:09:26	23.2K	Sonia Gawas <sgawas@westwindsortwp.com>	"John K. Hinsdale", Linda Geevers, Andrea Mandel	Re: Township officials' campaign signs at the train station
2022-03-31 09:40:17	6.4M	Sonia Gawas <sgawas@westwindsortwp.com>	Gay Huber <ghuber@westwindsortwp.com>	Fwd: Re: What is the purpose of Ordinance 2022-03 ?
2022-03-30 15:17:20	23.1K	Sonia Gawas <sgawas@westwindsortwp.com>	Gay Huber <ghuber@westwindsortwp.com>	Fwd: What is the purpose of Ordinance 2022-03 ?
2022-01-04 13:38:07	29.7K	Sonia Gawas <sgawas@westwindsortwp.com>	"John K. Hinsdale"	Re: Questions for new Council Member Martin Whitfield

Brian Aronson

From: Sonia Gawas <sgawas@westwindsortwp.com>
Sent: Tuesday, January 4, 2022 1:38 PM
To: John K. Hinsdale
Subject: Re: Questions for new Council Member Martin Whitfield

Dear Mr. Hinsdale,

Wish you and your family a very Happy, Healthy and Safe New Year!

I believe I have already answered to your queries by now but as you copied me on this email here are my answers again to your questions.

1) YES, then-President should have been removed from the office immediately following the January 6th, 2021 insurrection. As I had mentioned during my comments at the Council meeting on 1/11/2021 "Anyone who incites or supports violence cannot be our leader."

2) NO and NO. I didnot vote for Trump in 2016 or 2020

3) I did not attend the West Windsor Mayor's Ball in 2018.

You mentioned, "I have copied the rest of Council and the Mayor here in case they would like to provide guidance and/or instruction to you on your response." - Mr. Whitfield can chose to answer on his own to your queries.

Have a wonderful day.

Sincerely,

Sonia

On Jan 4, 2022 11:33 AM, "John K. Hinsdale" <hin@alma.com> wrote:

CAUTION: This email originated from outside the Township. Do not click links or open attachments unless you recognize the sender and know the content is safe.

January 4, 2022

To: Martin Whitfield <MWhitfield@WestWindsorTwp.com>

Cc:

Sonia Gawas, Council President <SGawas@WestWindsorTwp.com>

Linda Geevers, Council Vice President <LGeevers@WestWindsorTwp.com>

Andrea Mandel <AMandel@WestWindsorTwp.com>

Michael Stevens <MStevens@WestWindsorTwp.com>

Hemant Marathe, Mayor <HMarathe@WestWindsorTwp.com>

Dear Council Member Whitfield,

Welcome to West Windsor Council. Yesterday, on social media, our new Council President, Sonia Gawas, wrote:

"I believe this Council is very open to hearing from the community, and hence I encourage anyone with questions, concerns, ideas,... to any or all of us at any time." [1]

While experience has taught me to be skeptical of such claims from the Township and to have low expectations for responsiveness and productivity, I will nonetheless allow that you are new and things may be different. Can you please, at your convenience, respond to these fairly specific questions, which I feel are legitimate to ask and are of the yes/no variety:

- 1) Do you feel that then-President Trump should have been removed immediately from office following the January 6, 2021 insurrection at the Capitol almost one year ago today?
- 2) Did you vote for Trump in November, 2016 or November, 2020?
- 3) Did you claim a charitable tax deduction for donations to the 2018 West Windsor Mayor's Ball on your 2018 state or federal tax return?

I have copied the rest of Council and the Mayor here in case they would like to provide guidance and/or instruction to you on your response. Please respond at your convenience.

Sincerely,

John Hinsdale
38 Quaker Road
West Windsor
Email: hin@alma.com

REFERENCE:

[1] Facebook post at <https://www.facebook.com/groups/WestWindsor/posts/3017931468469419/>
West Windsor Community Group
Sonia Gawas
Posted at January 3, 2022 at 5:39pm

Please be advised that the Township of West Windsor is subject to the New Jersey Open Public Records Act. As such, any email sent or received by the Township may be subject to a records request.

Brian Aronson

From: Sonia Gawas <sgawas@westwindsortwp.com>
Sent: Wednesday, March 30, 2022 3:17 PM
To: Gay Huber
Subject: Fwd: What is the purpose of Ordinance 2022-03 ?

FYI

Sonia Gawas
Council President
Township of West Windsor sgawas@westwindsortwp.com

----- Forwarded message -----

From: "John K. Hinsdale" <hin@alma.com>
Date: Mar 29, 2022 8:08 PM
Subject: What is the purpose of Ordinance 2022-03 ?
To: Sonia Gawas <sgawas@westwindsortwp.com>, Linda Geevers <lgeevers@westwindsortwp.com>, Andrea Mandel <amandel@westwindsortwp.com>, Michael Stevens <mstevens@westwindsortwp.com>, Martin Whitfield <mwhitfield@westwindsortwp.com>, Hemant Marathe <hmarathe@westwindsortwp.com>
Cc:

CAUTION: This email originated from outside the Township. Do not click links or open attachments unless you recognize the sender and know the content is safe.

March 29, 2022

To:
Sonia Gawas, Council President <SGawas@WestWindsorTwp.com>
Linda Geevers, Council Vice President <LGeevers@WestWindsorTwp.com>
Andrea Mandel <AMandel@WestWindsorTwp.com>
Michael Stevens <MStevens@WestWindsorTwp.com>
Martin Whitfield <MWhitfield@WestWindsorTwp.com>

Subject: What is the purpose of Ordinance 2022-03 ?

Dear Members of Council,

Asking here, on the public record:

What is the purpose of Ordinance 2022-03 [1] which was introduced at last night's meeting in a 51 second [non-]discussion and vote [2] without a word about it from anyone? There appears to be none.

What possible interests of the Township does it advance? There appear to be none.

What current or planned development in the B-3 zone does it affect? There appears to be none.

Why is this ordinance being adopted? No one in town seems to have a clue about it. As it relaxes restrictions for developers and would appear harmful, the Council owes an explanation here.

Please reply with answers to above.

Sincerely,

John Hinsdale
38 Quaker Road
West Windsor, NJ 08550
Email: hin@alma.com

REFERENCES:

[1] WW Ordinance 2022-03 See pp. 19-23 at:
<https://www.westwindsornj.org/images/TC-documents/2022/TC-agenda032822-BOH.pdf#page=19>

* Township Code Section 200-203 (C) changes "Maximum FAR: 10%" to "Maximum FAR: 16%"

* Township Code Section 200-203 (F) is removed entirely.

[2] Ordinance introduction, 51-second non-discussion and vote at 50:58 to 51:49 in the video at:
<https://www.youtube.com/watch?v=SKgbKUjrUI4&t=3058s>

=====

Please be advised that the Township of West Windsor is subject to the New Jersey Open Public Records Act. As such, any email sent or received by the Township may be subject to a records request.

Brian Aronson

From: Sonia Gawas <sgawas@westwindsortwp.com>
Sent: Thursday, March 31, 2022 9:40 AM
To: Gay Huber
Subject: Fwd: Re: What is the purpose of Ordinance 2022-03 ?
Attachments: burgis_memo_2022_03_22.pdf; burgis_memo_2022_03_22.txt; opra_request_2022_03_31.txt

Sonia Gawas
Council President
Township of West Windsor sgawas@westwindsortwp.com

----- Forwarded message -----

From: "John K. Hinsdale" <hin@alma.com>
Date: Mar 31, 2022 9:33 AM
Subject: Re: What is the purpose of Ordinance 2022-03 ?
To: Sonia Gawas <sgawas@westwindsortwp.com>, Linda Geevers <lgeevers@westwindsortwp.com>, Andrea Mandel <amandel@westwindsortwp.com>, Michael Stevens <mstevens@westwindsortwp.com>, Martin Whitfield <mwhitfield@westwindsortwp.com>
Cc: Hemant Marathe <hmarathe@westwindsortwp.com>

CAUTION: This email originated from outside the Township. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

Following up, as I await a reply on this from Council, to help with that, attached are:

- * a 3/22 memo (PDF) [1] to Council from D. Novak of Burgis Assoc. discussing the "draft ordinance" 2022-03; and

- * text format of above [2]; and

- * an OPRA request for the communication from the shopping center owners to the Township, either directly or via the Township's paid agent, Burgis. I'll share the results of this with Council, so you have full visibility to the process that led to what you'll be voting on.

It is my hope that Council will be aware if they are literally rubber-stamping legislation that the developers write. I'll also look into whether the shopping centers are engaged in lobbying the Township and if they're registered to do that legally.

I still see no reason for raising the FAR for the entirety of B-3, and no reason to enact this Ordinance. All it appears to do is pave the way for the expansion of warehousing across Route 1 from the BridgePoint complex.

Hope this helps. I look forward to a reply to my original questions below.

Sincerely,

John Hinsdale

38 Quaker Rd., West Windsor
Email: hin@alma.com

Attachments:

[1] PDF file: burgis_memo_2022_03_22.pdf
Size: 4,886,8878 bytes
March 22, 2022 memo from Burgis to Township Council

[2] File: burgis_memo_2022_03_22.pdf
Size: 7,975 bytes
Text version of [1]

[3] File: opra_request_2022_03_31.txt
Size: 1,723 bytes
3/31/2022 OPRA request to Township for correspondence from Nassau Park/Pavilion owners to Township seeking FAR changes.

On Tue, Mar 29, 2022 at 08:08:09PM -0400, John K. Hinsdale wrote:

>
> March 29, 2022
>
> To:
> Sonia Gawas, Council President <SGawas@WestWindsorTwp.com>
> Linda Geevers, Council Vice President <LGeevers@WestWindsorTwp.com>
> Andrea Mandel <AMandel@WestWindsorTwp.com>
> Michael Stevens <MStevens@WestWindsorTwp.com>
> Martin Whitfield <MWhitfield@WestWindsorTwp.com>
>
> Subject: What is the purpose of Ordinance 2022-03 ?
>
> Dear Members of Council,
>
> Asking here, on the public record:
>
> What is the purpose of Ordinance 2022-03 [1] which was introduced at last night's meeting in a 51 second [non-]
discussion and vote [2] without a word about it from anyone? There appears to be none.
>
> What possible interests of the Township does it advance? There appear to be none.
>
> What current or planned development in the B-3 zone does it affect? There appears to be none.
>
> Why is this ordinance being adopted? No one in town seems to have a clue about it. As it relaxes restrictions for
developers and would appear harmful, the Council owes an explanation here.
>
> Please reply with answers to above.
>
> Sincerely,
>
> John Hinsdale

> 38 Quaker Road
> West Windsor, NJ 08550
> Email: hin@alma.com

>
> REFERENCES:

>
> [1] WW Ordinance 2022-03 See pp. 19-23 at:
> <https://www.westwindsornj.org/images/TC-documents/2022/TC-agenda032822-BOH.pdf#page=19>
> * Township Code Section 200-203 (C) changes "Maximum FAR: 10%" to "Maximum FAR: 16%"
> * Township Code Section 200-203 (F) is removed entirely.

>
> [2] Ordinance introduction, 51-second non-discussion and vote at 50:58 to 51:49 in the video at:
> <https://www.youtube.com/watch?v=SKgbKUjrUI4&t=3058s>

>
> =====

Please be advised that the Township of West Windsor is subject to the New Jersey Open Public Records Act. As such, any email sent or received by the Township may be subject to a records request.



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

Principals:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

MEMORANDUM

To: The Township Council of West Windsor
From: David Novak PP, AICP
Subject: Proposed B-3 Ordinance Amendments
Summary of Changes
Date: March 22, 2022
BA#: 3576.12

Introduction

The following memorandum provides an overview of the proposed zoning amendments to the B-3 Business District, which presently encompasses the Nassau Park and Nassau Pavilion shopping centers.

As discussed herein, the draft ordinance proposes to amend Section 200-203C. of the Township's zoning regulations in order to increase the permitted floor area ratio (FAR) of the B-3 District from 10% to 16%. As a result, the amendment would permit a maximum of 1,132,352 of floor area within the district.

For reference, the Nassau Park and Nassau Pavilion shopping centers presently have an approved FAR of 15.73% which equates to 1,112,995 square feet of floor area. The proposed FAR amendment would allow those centers to rent out approximately 16,614 square feet of existing "mothballed" (i.e. vacant) tenant space as well as to construct approximately 2,784 square feet of new floor area.

Exiting Zoning and Development

The B-3 Business District is located in the northwesterly corner of the Township, along either side of Nassau Park Boulevard to the north of the US Route 1 corridor. The district permits planned commercial developments consisting of retail goods and services, restaurants and lounges, banks, hotels, theaters, indoor health clubs, farmers markets, recreation facilities, public uses, and offices. It is presently developed with both the Nassau Park and Nassau Pavilion shopping centers. See Map 01 and Map 02 for a locational map and aerial map of the district, respectively.

As per Section 200-203C. of the Township's zoning regulations, the B-3 District permits a maximum floor area ratio (FAR) of 10%. By way of background, the Township defines "floor area" as:

The sum of the gross horizontal areas of the several floors of a building or group of buildings on a lot, measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings. Floor area shall not include roof overhangs less than three feet or any floors or portions thereof contained on terraces or balconies projecting beyond the exterior face of the building, areas occupied permanently by mechanical equipment,) any space where the floor-to-ceiling height shall be less than seven feet, provided that such space shall be used only for storage, building maintenance and operation activities, and roofed or enclosed areas devoted exclusively to off-street parking and loading spaces in excess of the number required by ordinance. Basements which satisfy applicable construction code definitions of habitable space, whether finished or unfinished, are included in floor area calculations for residential purposes.

Section 200-203F. further permits a bonus FAR of 15% in the B-3 District for the provision of low- and moderate-income housing. As outlined in Section 200-203F.(2), low- and moderate-income housing is permitted to be provided through on-site construction, a regional contribution agreement (RCA), a fee to the Township, off-site construction, or an on- or off-site land donation.

Accordingly, the Nassau Park and Nassau Pavilion shopping centers were previously granted this bonus FAR by the Township Planning Board on October 22, 2003 by providing low- and moderate-income housing through a RCA agreement. The Planning Board subsequently approved a FAR increase to 15.62% on the basis of the centers' purchase of recreational preservation development credits. In 2013, the Zoning Board of Adjustment granted variance relief for a FAR of 15.78% for the construction of an addition to the Wegman's Food Market. Presently, the district has a total FAR of 15.73% which equates to 1,112,955 square feet of floor area.

More recently, the shopping centers received approval from the Planning Board for the construction of three new buildings: two of which will be located between the existing PetSmart and HomeGood stores, and one which will be located to the southwest of the space formerly occupied by Kohl's. Altogether, these new buildings comprise a total of 17,000 square feet

To compensate for these new buildings and remain beneath their allotted FAR (thus avoiding the need for variance relief from the Zoning Board of Adjustment), the shopping centers have "mothballed" 16,614 square feet of floor area in existing buildings. The location of these mothballed spaces are provided in Map 03. They are kept vacant and are maintained solely for aesthetical purposes only.

Proposed Zoning Amendments

The Nassau Park and Nassau Pavilion shopping centers have submitted a request to amend the FAR standards of the B-3 District in order to allow for the utilization of their mothballed vacant tenant spaces. Accordingly, the draft ordinance proposes the following changes:

1. Increased FAR Standard

The draft ordinance proposes to amend Section 200-203C. in order to increase the permitted FAR of the B-3 District from 10% to 16%. This amendment would permit a maximum of 1,132,353 square feet of floor area within the district.

As previously noted, the district presently has a FAR of 15.73% which equates to 1,112,955 square feet. The inclusion of the mothballed areas, which consist of 16,614 square feet, would increase the FAR within the district to approximately 15.96% or 1,129,569 square feet. Thus, the proposed FAR would allow for the utilization of these mothballed spaces as well as an additional 2,784 square feet of new floor area. These FARs and square footages are summarized in the table below.

Table 1: Summary of FAR

Condition	FAR (%)	Square Feet
Permitted FAR (§ 200-203C.)	10.00	707,721
Existing/Approved FAR	15.73	1,112,955
FAR with Mothballed Space	15.96	1,129,569
Proposed FAR	16.00	1,132,353

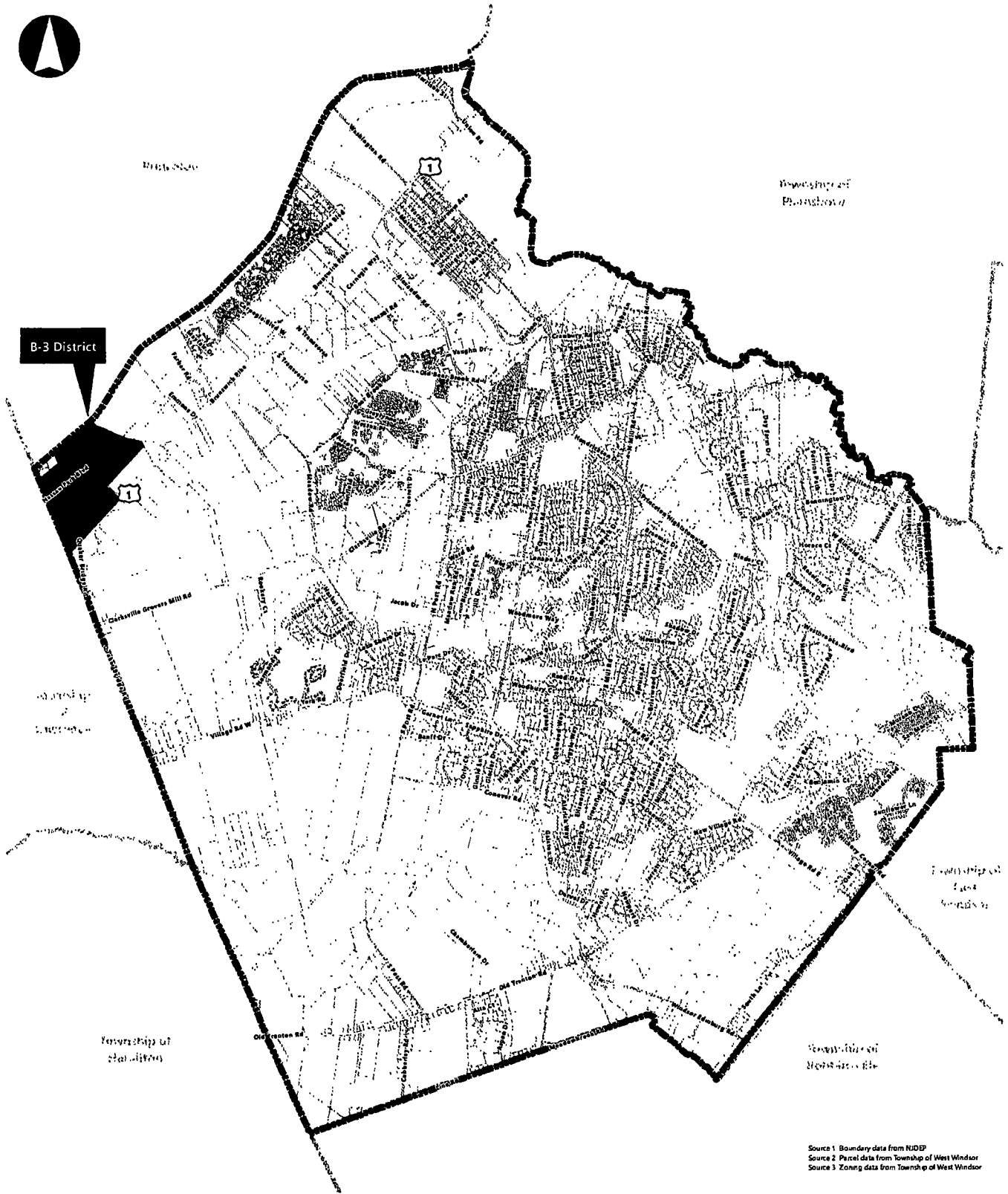
In conjunction with the preparation of this proposed zoning amendment, an analysis of the existing and potential parking requirements of the B-3 District was conducted. Both the Nassau Park and Nassau Pavilion shopping centers rely upon the Township's collective/mixed use parking standard of 5.5 parking spaces per 1,000 square feet of buildable floor area. Presently, the shopping centers require a collective 6,121 parking spaces whereas 5,543 spaces are located on site, which represents a deficiency of 578 parking spaces.

When accounting for the mothballed spaces as well as the additionally permitted 2,784 square feet of new floor area, the centers' parking requirement would increase to approximately 6,228 parking spaces. This would increase the parking deficiency on-site by 107 parking spaces.

The existing and potential parking requirements of the site were discussed with the Township's traffic engineer, who did not express concern over the deficiency and noted that the site has an abundance of parking. This is contributed to two main interrelated factors: the continued rise of e-commerce sales and the long-term effects of the COVID-19 pandemic on customer behaviors, both of which have reduced parking demands.

2. Elimination of Section 200-203F

The draft ordinance proposes to eliminate Section 200-203F, which previously permitted a FAR bonus for the provision of low- and moderate-income housing. Due to the proposed amendment of Section 200-203C, this section will no longer be required. As a result, Section 200-203G, will be renumbered to Section 200-203F.



Source 1: Boundary data from NJDEP
Source 2: Parcel data from Township of West Windsor
Source 3: Zoning data from Township of West Windsor

Map Title

Map 01: Location of the B-3 District

Project No.	Date	Drawn By
3576.12	02.24.22	DN
Scale	Drawn No	
1" = 4,500'	map 01	

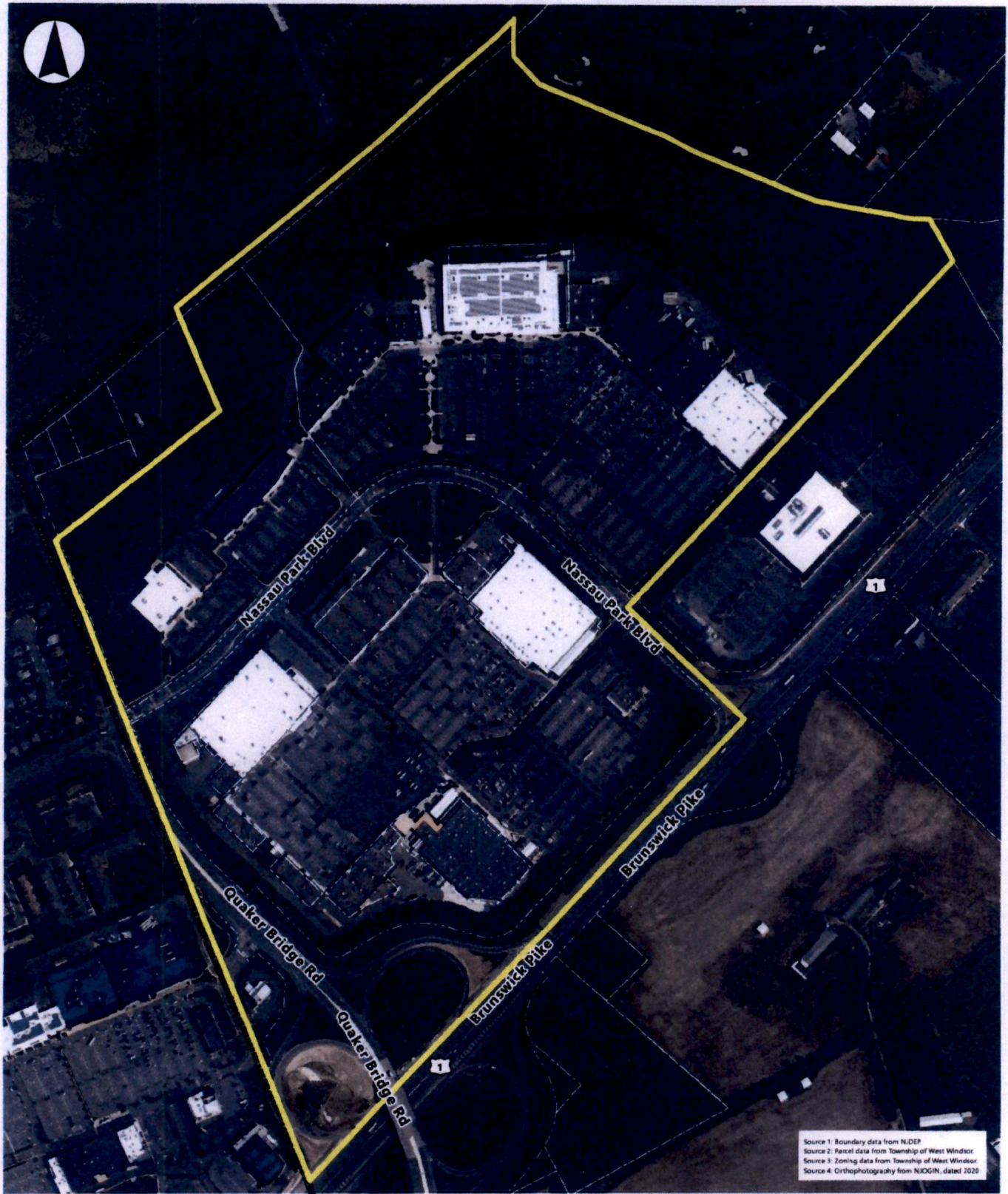


BURGIS ASSOCIATES, INC.
COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
25 Westwood Avenue
Westwood, New Jersey 07675
p 201.666.1811
f 201.666.2599

Project Title

Proposed B-3 Ordinance Amendments

Township of West Windsor | Mercer County, New Jersey



Map Title

Map 02: Aerial of the B-3 District

Project No.	Date	Drawn By
3576.12	02.24.22	DN
Scale	Map No.	
1" = 520'	map 02	

BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 Westwood Avenue
 Westwood, New Jersey 07675
 p: 201.666.1811
 f: 201.666.2599

Project Title

Proposed B-3 Ordinance Amendments

Township of West Windsor | Mercer County, New Jersey



Map 03: Mothballed Spaces

BURGIS ASSOCIATES, INC.
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE
 25 Westwood Avenue
 Westwood, New Jersey 07675
 P: 201.666.1811
 F: 201.666.2599

Project Title:
Proposed B-3 Ordinance Amendments
 Township of West Windsor | Mercer County, New Jersey

Project No.	Date	Drawn By
3576.12	02.25.22	DN
Scale	Map No.	
1" = 250'	map 03	

BURGIS ASSOCIATES, INC.
COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

Principals:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP :

25 Westwood Avenue, Westwood NJ 07675
p: 201.666.1811 | f: 201.666.2599 | e: dn@burgis.com

MEMORANDUM

To: The Township Council of West Windsor
From: David Novak PP, AICP
Subject: Proposed B-3 Ordinance Amendments / Summary of Changes
Date: March 22, 2022
BA#: 3576.12

Introduction

The following memorandum provides an overview of the proposed zoning amendments to the B-3 Business District, which presently encompasses the Nassau Park and Nassau Pavilion shopping centers.

As discussed herein, the draft ordinance proposes to amend Section 200-203C. of the Township's zoning regulations in order to increase the permitted floor area ratio (FAR) of the B-3 District from 10% to 16%. As a result, the amendment would permit a maximum of 1,132,352 of floor area within the district.

For reference, the Nassau Park and Nassau Pavilion shopping centers presently have an approved FAR of 15.73% which equates to 1,112,995 square feet of floor area. The proposed FAR amendment would allow those centers to rent out approximately 16,614 square feet of existing "mothballed" (i.e. vacant) tenant space as well as to construct approximately 2,784 square feet of new floor area.

Existing Zoning and Development

The B-3 Business District is located in the northwesterly corner of the Township, along either side of Nassau Park Boulevard to the north of the US Route 1 corridor. The district permits planned commercial developments consisting of retail goods and services, restaurants and lounges, banks, hotels, theaters, indoor health clubs, farmers markets, recreation facilities, public uses, and offices. It is presently developed with both the Nassau Park and Nassau Pavilion shopping centers. See Map 01 and Map 02 for a locational map and aerial map of the district, respectively.

As per Section 200-203C. of the Township's zoning regulations, the B-3 District

permits a maximum floor area ratio (FAR) of 10%. By way of background, the Township defines "floor area" as:

"The sum of the gross horizontal areas of the several floors of a building or group of buildings on a lot, measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings. Floor area shall not include roof overhangs less than three feet or any floors or portions thereof contained on terraces or balconies projecting beyond the exterior face of the building, areas occupied permanently by mechanical equipment,) any space where the floor-to- ceiling height shall be less than seven feet, provided that such space shall be used only for storage, building maintenance and operation activities, and roofed or enclosed areas devoted exclusively to off-street parking and loading spaces in excess of the number required by ordinance. Basements which satisfy applicable construction code definitions of habitable space, whether finished or unfinished, are included in floor area calculations for residential purposes."

Section 200-203F. further permits a bonus FAR of 15% in the B-3 District for the provision of low- and moderate-income housing. As outlined in Section 200-203F.(2), low- and moderate-income housing is permitted to be provided through on-site construction, a regional contribution agreement (RCA), a fee to the Township, off-site construction, or an on- or off-site land donation.

Accordingly, the Nassau Park and Nassau Pavilion shopping centers were previously granted this bonus FAR by the Township Planning Board on October 22, 2003 by providing low- and moderate-income housing through a RCA agreement. The Planning Board subsequently approved a FAR increase to 15.62% on the basis of the centers' purchase of recreational preservation development credits. In 2013, the Zoning Board of Adjustment granted variance relief for a FAR of 15.78% for the construction of an addition to the Wegman's Food Market. Presently, the district has a total FAR of 15.73% which equates to 1,112,955 square feet of floor area.

More recently, the shopping centers received approval from the Planning Board for the construction of three new buildings: two of which will be located between the existing PetSmart and HomeGood stores, and one which will be located to the southwest of the space formerly occupied by Kohl's. Altogether, these new buildings comprise a total of 17,000 square feet.

To compensate for these new buildings and remain beneath their allotted FAR (thus avoiding the need for variance relief from the Zoning Board of Adjustment), the shopping centers have "mothballed" 16,614 square feet of floor area in existing buildings. The location of these mothballed spaces are provided in Map 03. They are kept vacant and are maintained solely for aesthetical purposes only.

Proposed Zoning Amendments

The Nassau Park and Nassau Pavilion shopping centers have submitted a request to amend the FAR standards of the B-3 District in order to allow for the utilization of their mothballed vacant tenant spaces. Accordingly, the draft ordinance proposes the following changes:

1. Increased FAR Standard

The draft ordinance proposes to amend Section 200-203C. in order to increase the permitted FAR of the B-3 District from 10% to 16%. This amendment would permit a maximum of 1,132,353 square feet of floor area within the district.

As previously noted, the district presently has a FAR of 15.73% which equates to 1,112,955 square feet. The inclusion of the mothballed areas, which consist of 16,614 square feet, would increase the FAR within the district to approximately 15.96% or 1,129,569 square feet. Thus, the proposed FAR would allow for the utilization of these mothballed spaces as well as an additional 2,784 square feet of new floor area. These FARs and square footages are summarized in the table below.

Table 1: Summary of FAR

Condition: Permitted FAR (§ 200-203C.)

FAR (%): 10.00

Square Feet: 707,721

Condition: Existing/Approved FAR

FAR (%): 15.73

Square Feet: 1,112,955

Condition: FAR with Mothballed Space

FAR (%): 15.96

Square Feet: 1,129,569

Condition: Proposed FAR

FAR (%): 16.00

Square Feet: 1,132,353

In conjunction with the preparation of this proposed zoning amendment, an analysis of the existing and potential parking requirements of the B-3 District was conducted. Both the Nassau Park and Nassau Pavilion shopping centers rely upon the Township's collective/mixed use parking standard of 5.5 parking spaces per 1,000 square feet of buildable floor area. Presently, the shopping centers require a collective 6,121 parking spaces whereas 5,543 spaces are located on site, which represents a deficiency of 578 parking spaces.

When accounting for the mothballed spaces as well as the additionally permitted 2,784 square feet of new floor area, the centers' parking requirement would increase to approximately 6,228 parking spaces. This would increase the parking deficiency on-site by 107 parking spaces.

The existing and potential parking requirements of the site were discussed with the Township's traffic engineer, who did not express concern over the deficiency and

noted that the site has an abundance of parking. This is contributed to two main interrelated factors: the continued rise of e-commerce sales and the long-term effects of the COVID-19 pandemic on customer behaviors, both of which have reduced parking demands.

2. Elimination of Section 200-203F

The draft ordinance proposes to eliminate Section 200-203F. which previously permitted a FAR bonus for the provision of low- and moderate-income housing. Due to the proposed amendment of Section 200-203C., this section will no longer be required. As a result, Section 200-203G. will be renumbered to Section 200-203F.

[Map 01 Location of the B-3 District]

[Map 02: Aerial of the B-3 District]

[Map 03: Mothballed Spaces]

TO: Records Custodian, West Windsor Twp.

DATE: March 31, 2022

Hello,

This is a request for a copy of public records under the Open Public Records Act (OPRA). I understand that I am not required to submit a special form to exercise rights under OPRA. A reply to confirm receipt of this request would be appreciated.

== REQUESTED RECORDS ==

Correspondence in printed or Email form

- * sent to the Township or its paid agents, including specifically Burgis Associates
- * from Nassau Park or Nassau Pavilion shopping center owners
- * dated from January 1, 2021 through March 23, 2022
- * on the topic of request for Floor Area Ratio (FAR) changes in the B-3 zone district

NOTES:

(1) There is a good faith belief that these records exist based on statements made in a March 22, 2022 memo "Proposed B-3 Ordinance Amendments" sent to the Township from David Novak of Burgis Associates, and stating: "The Nassau Park and Nassau Pavilion shopping centers have submitted a request to amend the FAR of the B-3 District from 10% to 16%."

(2) There is a good faith belief these criteria are sufficiently specific for Emails according to *Elcavage v. West Milford Twp. (Passaic)*, GRC Complaint No. 2009-07 (April 2010).

(3) Under OPRA the Township is required to ask its paid agents to search for public records if it is reasonably believed the records would exist and only be on file at those paid agents.

== RESPONSE DELIVERY FORMAT (in order or preference) ==

* Email of electronic files or scans to this Email address (hin@alma.com) preferred, else

* In-person pickup of printed documents at Munic. Ctr.

Thank you in advance for your assistance.

--

John Hinsdale
38 Quaker Rd.
West Windsor, NJ 08550
Email: hin@alma.com

Brian Aronson

From: Sonia Gawas <sgawas@westwindsortwp.com>
Sent: Saturday, May 14, 2022 1:09 PM
To: John K. Hinsdale
Cc: Linda Geevers; Andrea Mandel; Michael Stevens; Martin Whitfield; Hemant Marathe
Subject: Re: Township officials' campaign signs at the train station

Mr. Hinsdale,

Please note none of these signs were posted by any of the Township officials.

The mentioned signs were donated to the west windsor farmer's market to be re-purposed (by painting them) for their signage during the market hours on Saturdays at the train station parking lot. From the pictures you shared, I see that the signs are at the farmer's market.

I have reached out to the farmer's market manager and have requested them to paint/tape the back sides of the signs as well. I have also offered to help them in doing so.

Sincerely,
Sonia

Sonia Gawas
Council President
Township of West Windsor sgawas@westwindsortwp.com

On May 14, 2022 10:59 AM, "John K. Hinsdale" <hin@alma.com> wrote:

CAUTION: This email originated from outside the Township. Do not click links or open attachments unless you recognize the sender and know the content is safe.

May 14, 2022

To:
Sonia Gawas, Council President <SGawas@WestWindsorTwp.com>
Linda Geevers, Council Vice President <LGeevers@WestWindsorTwp.com>
Andrea Mandel <AMandel@WestWindsorTwp.com>
Michael Stevens <MStevens@WestWindsorTwp.com>
Martin Whitfield <MWhitfield@WestWindsorTwp.com>
Hemant Marathe, Mayor <HMarathe@WestWindsorTwp.com>

Subject: Township officials' campaign signs at the train station

Dear Members of Council and Mayor Marathe,

I noticed five campaign signs for Council members Mandel, Gawas and Stevens posted on the grounds of the Vaughn lot at the train station today (5/14/2022). [1]

I understand that the three Council members are not up for re-election for a year and a half and was surprised and annoyed to see these signs. I do not feel it is appropriate for Township officials' campaign signs to be posted at the

train station lot. It's tacky. People, at some point, need to have a place of refuge to get away from your campaign messaging when they are tired of it, and I would hope these public places would be one.

Please be advised, if these unsightly signs continue to be posted in public, I will continue to bring it to the attention of the public.

Sincerely,

John Hinsdale
38 Quaker Road
West Windsor, NJ 08550
Email: hin@alma.com

ATTACHMENTS:

[1] Five photos of Mandel/Gawas/Stevens signs at Vaughn train station lot on May 14, 2022

Please be advised that the Township of West Windsor is subject to the New Jersey Open Public Records Act. As such, any email sent or received by the Township may be subject to a records request.

Brian Aronson

From: Sonia Gawas <sgawas@westwindsortwp.com>
Sent: Saturday, May 14, 2022 1:09 PM
To: John K. Hinsdale
Cc: Linda Geevers; Andrea Mandel; Michael Stevens; Martin Whitfield; Hemant Marathe
Subject: Re: Township officials' campaign signs at the train station

Mr. Hinsdale,

Please note none of these signs were posted by any of the Township officials.

The mentioned signs were donated to the west windsor farmer's market to be re-purposed (by painting them) for their signage during the market hours on Saturdays at the train station parking lot. From the pictures you shared, I see that the signs are at the farmer's market.

I have reached out to the farmer's market manager and have requested them to paint/tape the back sides of the signs as well. I have also offered to help them in doing so.

Sincerely,
Sonia

Sonia Gawas
Council President
Township of West Windsor sgawas@westwindsortwp.com

On May 14, 2022 10:59 AM, "John K. Hinsdale" <hin@alma.com> wrote:

CAUTION: This email originated from outside the Township. Do not click links or open attachments unless you recognize the sender and know the content is safe.

May 14, 2022

To:
Sonia Gawas, Council President <SGawas@WestWindsorTwp.com>
Linda Geevers, Council Vice President <LGeevers@WestWindsorTwp.com>
Andrea Mandel <AMandel@WestWindsorTwp.com>
Michael Stevens <MStevens@WestWindsorTwp.com>
Martin Whitfield <MWhitfield@WestWindsorTwp.com>
Hemant Marathe, Mayor <HMarathe@WestWindsorTwp.com>

Subject: Township officials' campaign signs at the train station

Dear Members of Council and Mayor Marathe,

I noticed five campaign signs for Council members Mandel, Gawas and Stevens posted on the grounds of the Vaughn lot at the train station today (5/14/2022). [1]

I understand that the three Council members are not up for re-election for a year and a half and was surprised and annoyed to see these signs. I do not feel it is appropriate for Township officials' campaign signs to be posted at the

train station lot. It's tacky. People, at some point, need to have a place of refuge to get away from your campaign messaging when they are tired of it, and I would hope these public places would be one.

Please be advised, if these unsightly signs continue to be posted in public, I will continue to bring it to the attention of the public.

Sincerely,

John Hinsdale
38 Quaker Road
West Windsor, NJ 08550
Email: hin@alma.com

ATTACHMENTS:

[1] Five photos of Mandel/Gawas/Stevens signs at Vaughn train station lot on May 14, 2022

Please be advised that the Township of West Windsor is subject to the New Jersey Open Public Records Act. As such, any email sent or received by the Township may be subject to a records request.

Brian Aronson

From: Sonia Gawas <sgawas@westwindsortwp.com>
Sent: Monday, May 23, 2022 2:19 PM
To: Gay Huber
Subject: Fwd: Re: Township officials' campaign signs at the train station
Attachments: r20220521_102417.jpg; r20220521_102607.jpg

FYI

Sonia Gawas
Council President
Township of West Windsor sgawas@westwindsortwp.com

----- Forwarded message -----

From: "John K. Hinsdale" <hin@alma.com>
Date: May 21, 2022 11:17 AM
Subject: Re: Township officials' campaign signs at the train station
To: Sonia Gawas <sgawas@westwindsortwp.com>
Cc: Linda Geevers <lgeevers@westwindsortwp.com>, Andrea Mandel <amandel@westwindsortwp.com>, Michael Stevens <mstevens@westwindsortwp.com>, Martin Whitfield <mwhitfield@westwindsortwp.com>, Hemant Marathe <hmarathe@westwindsortwp.com>

CAUTION: This email originated from outside the Township. Do not click links or open attachments unless you recognize the sender and know the content is safe.

May 21, 2022

Dear Township officials,

For your information ...

I noticed today (5/21) Township officials continue to post their campaign signs at the train station (public place), see attached two photos taken today [1]. While I will continue to not ask anyone to do anything about it, I re-iterate my previously stated strongly negative opinion of officials' doing this, and my previously given advice that I will continue to exercise my rights under the First Amendment to share that negative opinion publicly, here and elsewhere. Please consider yourselves advised.

Sincerely,

John Hinsdale
38 Quaker Road
West Windsor, NJ 08550
Email: hin@alma.com

ATTACHMENTS:

[1] Two photos of Mandel/Gawas/Stevens signs at Vaughn train station lot on May 21, 2022

?

On Sat, May 14, 2022 at 03:02:56PM -0400, John Hinsdale wrote:

> Thanks for taking the time to reply.

>

>

> On Sat, May 14, 2022, 1:09 PM Sonia Gawas <sgawas@westwindsortwp.com> wrote:

>

>> Mr. Hinsdale,

>>

>> Please note none of these signs were posted by any of the Township

>> officials.

>>

>> The mentioned signs were donated to the west windsor farmer's market to be

>> re-purposed (by painting them) for their signage during the market hours on

>> Saturdays at the train station parking lot. From the pictures you shared, I

>> see that the signs are at the farmer's market.

>>

>> I have reached out to the farmer's market manager and have requested them

>> to paint/tape the back sides of the signs as well. I have also offered to

>> help them in doing so.

>>

>> Sincerely,

>> Sonia

>>

>> _____

>> Sonia Gawas

>> Council President

>> Township of West Windsor sgawas@westwindsortwp.com

>>

>> On May 14, 2022 10:59 AM, "John K. Hinsdale" <hin@alma.com> wrote:

>>

>> CAUTION: This email originated from outside the Township. Do not click

>> links or open attachments unless you recognize the sender and know the

>> content is safe.

>>

>> May 14, 2022

>>

>> To:

>> Sonia Gawas, Council President <SGawas@WestWindsorTwp.com>

>> Linda Geevers, Council Vice President <LGeevers@WestWindsorTwp.com>

>> Andrea Mandel <AMandel@WestWindsorTwp.com>

>> Michael Stevens <MStevens@WestWindsorTwp.com>

>> Martin Whitfield <MWhitfield@WestWindsorTwp.com>

>> Hemant Marathe, Mayor <HMarathe@WestWindsorTwp.com>

>>

>> Subject: Township officials' campaign signs at the train station

>>

>> Dear Members of Council and Mayor Marathe,

>>

>> I noticed five campaign signs for Council members Mandel, Gawas and

>> Stevens posted on the grounds of the Vaughn lot at the train station today

>> (5/14/2022). [1]

>>

< >
> > I understand that the three Council members are not up for re-election for
> > a year and a half and was surprised and annoyed to see these signs. I do
> > not feel it is appropriate for Township officials' campaign signs to be
> > posted at the train station lot. It's tacky. People, at some point, need
> > to have a place of refuge to get away from your campaign messaging when
> > they are tired of it, and I would hope these public places would be one.

> >
> > Please be advised, if these unsightly signs continue to be posted in
> > public, I will continue to bring it to the attention of the public.

> >
> > Sincerely,

> >
> > John Hinsdale
> > 38 Quaker Road
> > West Windsor, NJ 08550
> > Email: hin@alma.com

> >
> > ATTACHMENTS:

> >
> > [1] Five photos of Mandel/Gawas/Stevens signs at Vaughn train station lot
> > on May 14, 2022

> >
> >
> > Please be advised that the Township of West Windsor is subject to the New
> > Jersey Open Public Records Act. As such, any email sent or received by the
> > Township may be subject to a records request.

> >
Please be advised that the Township of West Windsor is subject to the New Jersey Open Public Records Act. As such, any email sent or received by the Township may be subject to a records request.



