

PLAINSBORO TOWNSHIP PLANNING BOARD
JANUARY 20, 2026 REORGANIZATION MEETING
MINUTES

MEETING HELD:

Tuesday, January 20, 2026 at 7:00 p.m. in the Municipal Building Court Room

PLANNING BOARD MEMBER ATTENDANCE:

Ed Yates, Cary Spiegel, David Bander, Arthur Lehrhaupt, Richard Keevey, Reeta N. Sharma and Avanti Kanitkar were present.

Sanjeev Agarwal, Jetal Doshi, Joseph Greer and Sanjana Raturi were absent.

TOWNSHIP & CONSULTANT STAFF ATTENDANCE:

Bonnie N. Flynn, Director of Planning and Community Development; Ron Yake, Township Planner/Zoning Officer; Lou Ploskonka, CME Associates, Planning Board Engineer; Trishka Cecil, Mason, Griffin & Pierson, P. C., Planning Board Attorney and Josi Easter, Board Secretary.

MEMBERS OF THE PUBLIC:

There were no members of the public present.

MEETING CALLED TO ORDER:

Bonnie Flynn called the meeting to order at 7 p.m. and read the certification of meeting notices.

ROLL CALL:

Yates	-	yes	Keevey	-	yes	Raturi	-	absent
Spiegel	-	yes	Agarwal	-	absent	Sharma	-	yes
Bander	-	yes	Doshi	-	absent	Kanitkar	-	yes
Lehrhaupt	-	yes	Greer	-	absent			

Ms. Flynn noted that this is the 2026 Planning Board reorganization meeting and called for nominations for the Planning Board Chair.

It was MOVED by YATES and seconded by KEEVEY that Arthur Lehrhaupt be nominated Planning Board Chair for 2026.

There being no further nominations, the nominations were closed and unanimously passed that Arthur Lehrhaupt be appointed Planning Board Chair for 2026.

Chair Lehrhaupt opened the meeting for nominations for Vice-Chair for 2026.

It was MOVED by BANDER and seconded by YATES that Richard Keevey be nominated Planning Board Vice-Chair for 2026.

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 2

January 20, 2026

There being no further nominations, the nominations were closed and unanimously approved that Richard Keevey be appointed Planning Board Vice-Chair for 2026.

Chair Arthur Lehrhaupt opened the meeting for nominations for Planning Board Secretary for 2026.

It was MOVED by YATES and seconded by SPIEGEL that Josi Easter be nominated Planning Board Secretary for 2026.

There being no further nominations, the nominations were closed and unanimously passed that Josi Easter be appointed Planning Board Secretary for 2026.

It was MOVED by YATES and seconded by SPIEGEL and unanimously approved to accept the Resolution appointing Trishka Cecil, and Mason, Griffin & Pierson, P.C. as Planning Board Attorney, Salvatore J. Alfieri and Cleary Jacobbe Alfieri Jacobs LLC. as Alternate Planning Board Attorney, David J. Samuel and CME Associates as Planning Board Engineer and Planning Consultant for 2026.

Chair Lehrhaupt made the following appointments for 2026:

- Ed Yates, Joseph Greer, and Richard Keevey will serve as representatives to the Development Review Committee.
- Ed Yates will serve as representative to the Environmental Advisory Committee.
- Joseph Greer will serve as Chair and Ed Yates, Arthur Lehrhaupt and Richard Keevey as members of the Master Plan Sub-Committee.

It was MOVED by KEEVEY and seconded by SPIEGEL and unanimously approved to accept the schedule of the Planning Board Meeting Dates for 2026.

It was MOVED by KEEVEY and seconded by SPIEGEL to approve designating the Home News Tribune, The Times of Trenton and the Princeton Packet as the official newspapers for the Planning Board for 2026.

ROLL CALL:

Yates	-	yes	Keevey	-	yes	Raturi	-	absent
Spiegel	-	yes	Agarwal	-	absent	Sharma	-	yes
Bander	-	yes	Doshi	-	absent	Kanitkar	-	yes
Lehrhaupt	-	yes	Greer	-	absent			

Public meeting for Amended Land Use Element and Reexamination report in connection with Affordable Housing

Ms. Cecil swore in Bonnie Flynn and Ron Yake, the Township planning professionals.

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 3

January 20, 2026

Ms. Flynn indicated that the Board adopted the Housing Element/Fair Share Plan last year and within that plan there were proposed changes to certain lots within the PMUD Zone. The reexamination report and the land use amendments are a direct response to that proposal to put inclusionary zoning provisions in our plan. The proposed amendments are isolated to pages 42 through 46 of the Land Use Plan Amendment that was adopted in 2022. A new section being added is called Integrated Medium-Density Multifamily Neighborhood Development (IMDMND), which corresponds to two lots in the PMUD Zone. One on the corner of College Road East and Research Way and the other on Schalks Crossing Road, containing an existing single family home, which has a prior approval for a research/office development that has not been built. The idea was to create an area that would have inclusionary zoning with 25% set aside with a density of 12 units per acre. Another section speaks to bulk, density and height requirements that were revised to include the inclusionary area.

Chair Lehrhaupt noted that being that there are no members of the public present, without exception the public session is closed.

Ms. Cecil reviewed the two resolutions: one adopting the reexamination report and the other adopting the Master Plan Amendments updating Chapter Three of the Land Use Plan Element.

There being no further comments or questions from the Board, it was MOVED by YATES and seconded by SPIEGEL to accept the resolution adopting the reexamination report.

ROLL CALL:

Yates	-	Yes	Keevey	-	yes	Raturi	-	absent
Spiegel	-	Yes	Agarwal	-	absent	Sharma	-	yes
Bander	-	Yes	Doshi	-	absent	Kanitkar	-	yes
Lehrhaupt	-	Yes	Greer	-	absent			

There being no further comments or questions from the Board, it was MOVED by YATES and seconded by SPIEGEL to accept the resolution adopting the Master Plan Amendments updating Chapter Three of the Land Use Plan Element.

ROLL CALL:

Yates	-	yes	Keevey	-	yes	Raturi	-	absent
Spiegel	-	yes	Agarwal	-	absent	Sharma	-	yes
Bander	-	yes	Doshi	-	absent	Kanitkar	-	yes
Lehrhaupt	-	yes	Greer	-	absent			

It was MOVED by KEEVEY and seconded by KANITKAR and unanimously approved to accept the October 14, 2025 Planning Board Minutes as submitted.

PLAINSBORO TOWNSHIP PLANNING BOARD - MINUTES

Page 4

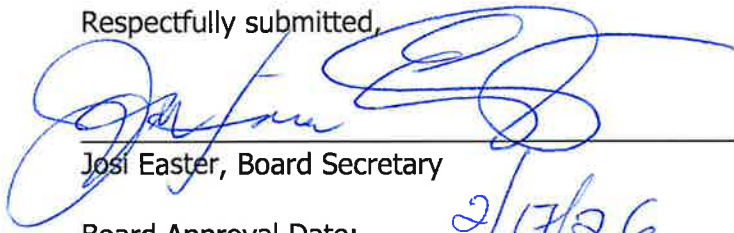
January 20, 2026

It was MOVED by YATES and seconded by SPIEGEL and unanimously approved to go into executive session at 7:21 p.m.

At 7:40 p.m. the executive session was closed and public session reopened whereby Ms. Flynn and Mayor Yates gave an overview of upcoming projects.

There being no further business, it was unanimously voted to adjourn the meeting at 7:52 p.m.

Respectfully submitted,

A large, stylized handwritten signature in blue ink, likely belonging to Josi Easter, is written over a horizontal line.

Josi Easter, Board Secretary

Board Approval Date: 2/17/26