

WEST WINDSOR TOWNSHIP PLANNING BOARD  
REGULAR MEETING

DATE: June 26, 2019

TIME: 7:00 p.m.

LOCATION: West Windsor Municipal Building – Room A

1. STATEMENT OF ADEQUATE NOTICE

2. ROLL CALL OF MEMBERS

3. CHAIRMAN'S COMMENTS  
AND CORRESPONDENCE:

☒ Public Comments - Non-agenda items (Limit 15 minutes)

4. \*APPLICATIONS:

a) **PB19-04**

Nassau Park Pavilion – Gateway Outparcel  
Preliminary/Final Major Site Plan with “c” Bulk Variances & Waivers  
Block 7, Lot 78.01; Nassau Park Boulevard  
Property Zoned: B-3 District  
MLUL: 8/21/2019

Applicant proposes to construct two single-story buildings separated by an approximately 1,800 sf patio area in the Gateway portion of the Nassau Park/Pavilion Shopping Center (“Center”) along Nassau Park Boulevard. The development will take place in Lot 78.01, approximately 62.97 acres in the overall Center tract of approximately 152.46 acres. The buildings are approximately 4,320 sf and 4,680 sf and the Applicant expects three restaurant and one service tenant. Preliminary and final major site plan with variance and waivers requested. Variance for improvement coverage; waivers for illumination, parking spaces, sign number and letter height, and pedestrian and open space requested.

b) **PB19-05**

Nassau Park Pavilion – Kohl’s Outparcel  
Preliminary/Final Major Site Plan with Waivers  
Block 7, Lot 78.02; Nassau Park Boulevard  
Property Zoned: B-3 District  
MLUL: 8/21/2019

Applicant proposes to construct one single-story, four-tenant, approximately 8,000 sf retail building in the existing parking field of the former Kohl’s store in the Nassau Park/Pavilion Shopping Center (“Center”) along Nassau Park Boulevard near US Route 1. The development will take place in Lot 78.02, which is approximately 74.65 acres in the overall Center tract of approximately 152.46 acres. Applicant seeks preliminary and final major site plan approval with variance and waivers. Variance sought for improvement coverage. Waivers sought for illumination, parking spaces, sign number and letter height, and pedestrian and open space.

5. **CLOSED SESSION** (If needed)
6. **ADJOURNMENT** Targeted for 10:00 p.m.

Gene R. O'Brien, PE (ret.) Chair  
Michael Karp, Vice Chair

(\*Indicates formal action may be taken).

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