



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING [REVISED]

DATE: May 27, 2020

TIME: 7:00 p.m.

LOCATION: Zoom Webinar (ID # 924-3024-5394)
[\[See attached "Open Public Meeting" for instructions on how to attend meeting\]](#)

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. ***MINUTES:**

December 18, 2019

5. ***APPLICATIONS:** a)

[PB20-04](#)
[Clinton & Marta Lively](#)

Minor Subdivision/Lot Line Adjustment
28 & 32 North Mill Road
Block 19, Lots 49 & 81
Property Zoned: R-1/C District
MLUL: 6/12/20

Applicants Clinton and Marta Lively seek planning board approval for a lot line adjustment to allow them to purchase approximately 1.4 acres from their neighbor at 28 North Mill Road, and combine it with existing residential property at 32 North Mill Road. While technically a "subdivision", no new lots or development is contemplated as part of the application, which only seeks to revise the lot line between the two existing residential properties.

b) **[PB20-02SW](#)**
[19 Roszel Road, LLC](#)

Sign Waiver
19 Roszel Road; Block 9, Lot 62
Property Zoned: ROM-2 District
MLUL: NA

The Applicant seeks sign waivers to install a tenant sign on an approved three-story office building at 19 Roszel Road, which is located on the rear portion of Block 9, Lot 62. The proposed sign measures 74.375 square feet, with letter height of 38.25 inches, so as to be sufficiently visible from Roszel Road. The Applicant seeks relief from two provisions of Section 200-32(A)(2) of the Township of West Windsor Code regarding sign area and letter height for the proposed sign. The Applicant seeks a waiver of Section 200-32(A)(2)(a)(3), which allows a maximum sign area of 50 square feet. The Applicant also seeks a waiver of Section 200-32(A)(2)(a)(4), which allows a maximum letter height of 18 inches.

c) **PB20-01**
West Windsor-Plainsboro High School South-Phase 1 Site Work

Courtesy Review
346 Clarksville Road
Block 17.13, Lot 2
Property Zoned: R-24 District
MLUL: NA

The West Windsor – Plainsboro Regional School District is proposing to expand the High School South Parking lot and perform utility improvements for future building additions under a separate application. The proposed parking lot expansion will increase the number of parking spaces from 296 to 305 and improve traffic safety by separating parent drop off/pick up traffic using a traffic median. The project includes upgrading an existing fire water service to become a dual domestic/fire water service and installing a new sanitary sewer service for future building additions. Stormwater regulations are met utilizing an aboveground infiltration basin.

6 **ADJOURNMENT**

Targeted for 10:00 p.m.

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