



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: April 27, 2022  
TIME: 7:00 p.m.  
LOCATION: West Windsor Township Senior Center  
271 Clarksville Road

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. **\*APPLICATION:**

**PB21-11**

**JDN Enterprises, LLC**

Preliminary/Final Major Site Plan

Block 22, Lot 5; 399 Princeton-Hightstown Road

Property Zoned: ROM-3 District

MLUL: 4/28/2022

[continued from 4/6/22]

The Applicant is seeking Preliminary and Final Site Plan approval to construct a 45' single story warehouse facility consisting of approximately 325,000 SF, containing approximately 313,000 sf of warehouse space and 12,000 sf of office space. With the exception of seeking a variance for exceeding the allowable fence height and several design waivers for exceeding the maximum amount of parking and loading spaces, and minor lighting and sign area exceedances, the Applicant's submission depicts an "as of right" development. Additional improvements include Stormwater management and substantial buffering to the adjacent residential uses consisting of berms, fences and more than 2,500 new plantings.

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).