



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING REVISED

DATE: June 15, 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. *** CONSENT AGENDA:** May 18, 2022; May 25, 2022

4. ***APPLICATIONS:**

a) **PB22-03 SW**
CIMA Network Inc. (Pep Boys/Advance Auto Parts)
Sign Waiver Request
3505 US Route 1; Block 7.03, Lot 1
Property Zoned: B-2 District
MLUL: NA

The applicant, CIMA Networks Inc., is seeking signage plan approval as well as waiver relief for an existing Pep Boys Auto Parts and Service store. The site, which is identified by municipal tax records as Block 7.03 Lot 1, is located at 3505 US Route 1 in the B-2 Neighborhood Center Business District. Applicant is seeking waivers for the following: maximum number of signs, maximum letter height, garage door signage, under canopy signage, and loading bay signage.

b) **PB20-15 Amended**
PJ Train Station Redevelopment
Amended Final Site Plan & Sign Waivers
NW corner of Station Drive & Washington Road
Block 6, Lots 8, 54, 55.01 & 76
Property Zoned: RP-1 District
MLUL: 6/15/2022

Applicant, AvalonBay, seeks amended preliminary and final site plan approval for Block 6, Lots 8, 54, 55.01 and 76. The site is located in the RP-1 Princeton Junction Redevelopment Plan District. Applicant previously received approval for a mixed-use development consisting of multifamily dwellings, townhouses, senior housing, and commercial tenants. This application for amended approval seeks: to increase the height of the east parking garage from 5 stories to 6 stories; approval of signage details, locations and associated landscaping; and the placement of temporary signage and a temporary sales trailer. No variances are requested.

5. **CHAIRMAN'S COMMENTS
AND CORRESPONDENCE:**

☒ Public Comments on Non-agenda items (discussion on pending applications not permitted) (Limit 15 minutes)

6. **CLOSED SESSION**

(If needed)

7. **ADJOURNMENT**

Targeted for 10:00 p.m.

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

(*Indicates formal action may be taken).