



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: January 25, 2023
TIME: 7:00 p.m.
LOCATION: West Windsor Township Senior Center
Large Activity Room
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)
(discussion on pending applications not permitted)

4. ***APPLICATION:**

PB19-15 Amended
Princeton Executive Center (BRIAD Group)
Amended Final Site Plan, Phase 1 – Hotel
Amended Preliminary Site Plan, Phase 3 - Restaurant
NE corner of Meadow Road & US Route 1
Block 9, Lot 12.011
Property Zoned: PMN-1 District
MLUL: 1/31/23

Planning Board previously granted Preliminary and Final Major Site Plan and Subdivision Approval (Phases 1 and 2) and Preliminary Major Site Plan Approval (Phases 3 and 4) for property known as Block 9, Lot 12.01 and 12.03, Block 9.03, Lot 12.02 to allow a development consisting of 656 multi-family residential units; a 130-room hotel with liquor license; 16,000 SF retail space and a 6,915 SF restaurant. Applicant seeks Amended Site Plan Approval for hotel (Phase 1) to eliminate rooftop restaurant and make minor modifications to hotel footprint. Remove fifth story on hotel and eliminate rooftop bar/restaurant. Proposed extension of one wing of hotel. Decrease room count from 130 rooms to 128 rooms. Waivers sought for building mounted sign and exceedance of parking requirement. Amended Preliminary Site Plan approval for restaurant (Phase 3). Restaurant footprint proposed to be increased from 6,915 SF to 8,075 SF. Proposed elimination of 22 parking spaces and add 12 electric vehicle charging spaces. Design waiver requested to exceed ordinance parking requirement by 32 spaces.

5. **CLOSED SESSION**

(If needed)

6. **ADJOURNMENT**

Targeted for 10:00 p.m.

Mike Karp, Chair
Curtis Hoberman, Vice Chair

(*Indicates formal action may be taken).