



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

DATE: March 6, 2024

TIME: 6:30 p.m.

LOCATION: West Windsor Township Municipal Building
271 Clarksville Road
Meeting Room "A"

1. **STATEMENT OF ADEQUATE NOTICE**

2. **ROLL CALL OF MEMBERS**

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

4. ***STAFF APPOINTMENT:** Landscape Architect – Burgis & Associates – Edward Snieckus

5. **PUBLIC COMMENTS:** ☒ Public Comments - Non-agenda items
(Limit 15 minutes, 3 minutes per person discussion on pending applications not permitted at this time)

6. ***MINUTES:** December 20, 2023; January 17, 2024; February 7, 2024;
February 7, 2024 (closed session)

7. ***APPLICATION:** **PB23-07**
Chick-Fil-A
Preliminary/Final Major Site Plan with Sign Waivers
3499 US Route 1; Block 7, Lot 59.02
Property Zoned: B-2 District
MLUL: 3/31/24 [Existing Conditions](#)

The subject property was originally approved as a Clarion Hotel. The property was granted approval for a 5,585 SF Wawa with fuel sales (Lot 59.01) and a 4-story hotel (Lot 59.02) in November 2021. The proposed development will replace the previously approved hotel (Lot 59.02) to construct a 5,226 SF Chick-fil-A quick service restaurant with 74 interior seats (20 exterior), 73 parking spaces, dual drive-thru lanes, meal order/delivery canopies, sidewalks, landscaping, utilities, lighting. The proposed Chick-fil-A with drive-thru is a permitted use within the B-2 Neighborhood zoning district.

8. **CLOSED SESSION** (If needed)

9. ***ADJOURNMENT** Targeted for 9:30 p.m.

Michael Karp, Chairman
Curtis Hoberman, Vice Chair

(*Indicates formal action may be taken).