



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: October 16, 2024
TIME: 6:30 p.m.
LOCATION: West Windsor Township Municipal Building
271 Clarksville Road
Meeting Room "A"

AGENDA

1. **STATEMENT OF ADEQUATE NOTICE**
2. **ROLL CALL OF MEMBERS**
3. **CHAIRMAN'S COMMENTS AND CORRESPONDENCE:**
4. **PUBLIC COMMENTS:**
 - ☒ Public Comments - Non-agenda items
(Limit 15 minutes, 3 minutes per person discussion on pending applications not permitted at this time)
5. **LIAISON REPORTS:**
 - a) Environmental Commission – Anis Baig
 - b) Affordable Housing Committee- Jyotika Bahree
6. ***MINUTES:** September 4, 2024
7. ***RESOLUTIONS:**
 - a) **PB24-01**
Woodmont Commercial West Windsor LLC
Preliminary/Final Major Site Plan (Phases 1 & 2) with Variance relief & Waivers
1 Meadow Road; Block 86, Lot 58.02
 - b) **PB24-07**
Square @ West Windsor – Pet Hospital
Conditional Use Approval
3512 US Route 1; Block 8. Lot 10.03
8. ***APPLICATIONS:**
 - a) **PB19-13 Amended**
Senior Living @ Bear Creek
Request for one (1) year extension of Amended Final Major Site Plan
Block 33, Lot 1.02
Property Zoned: PRRC
MLUL: NA

b) PB24-10

Chick Fil-A West Windsor

Preliminary/Final Major Site Plan; Bulk Variance & Sign Waivers
Block 7, Lot 59.02; 3499 US Route 1

Property Zoned: B-2 District

MLUL: 10/16/24

The subject property was originally constructed 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 5,5332 Sf Chick-fil-A quick service restaurant with 74 interior sets (22 exterior), 79 parking spaces, dual drive-thru lanes, meal order/delivery canopies, sidewalks, landscaping, lighting and utilities. The proposed Chick-fil-A with drive-thru is a permitted use within the B-2 neighborhood center business zone district.

c) PB24-04

Market Fair – Site Lighting Upgrades

Minor Site Plan with Waivers

Block 7.15, Lots 14.04 & 14.05; 3535 US Route 1

Property Zoned: B-2 District

MLUL: 10/16/2024

Teachers Insurance and Annuity Association seeks minor site plan approval with waivers for lighting upgrades to the parking lots serving the Market Fair retail center and the office building at 100 Canal Pointe Boulevard. Waivers are requested for average illumination levels in parking lots and to permit site lighting to turn off later than 11 PM.

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| 9. | <u>CLOSED SESSION</u> | (If needed) |
| 10. | <u>*ADJOURNMENT</u> | Targeted for 9:30 p.m. |

Michael Karp, Chairman
Curtis Hoberman, Vice Chair

(*Indicates formal action may be taken).