



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

DATE: February 7, 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. **PUBLIC COMMENTS:**

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

5. **ORDINANCE REFERRAL
FROM TOWNSHIP COUNCIL:**

Ordinance 2024- 03

To amend the use, bulk & area requirements within
the ROM-1 District (Section 200-209 & 210)

6. ***APPLICATION:**

PB22-02

ER/UDC West Windsor LLC

Preliminary/Final Major Site Plan & Subdivision w/ Sign Waivers-
Phase 1

Preliminary Major Site Plan – Phase 2

332-340 Princeton-Hightstown Road; Block 47; Lots 2,3,4,5 & 6

Property Zoned: B-2A District

MLUL: 2/29/24

[continued from 12/13/23]

The development consists of two uses, each on a separate lot: a 5,869-s.f. QuickChek convenience store with patron seating, eight fuel service pumps, and a proposed 4,541-s.f. restaurant with drive-thru service. The property is located at the corner of Princeton Hightstown and Southfield Roads and McGetrick Lane. The property is 3.904 +/- acres and zoned B-2A. The proposed buildings will be in a comparable design to the adjoining CVS center across Southfield Road from the Property. There are variances requested for signage and loading space and design exceptions for parking, access design and related relief.

7. **CLOSED SESSION**

(If needed)

8. ***ADJOURNMENT**

Targeted for 9:30 p.m.

(*Indicates formal action may be taken).

Michael Karp, Chairman
Curtis Hoberman, Vice Chair