



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP SITE PLAN REVIEW ADVISORY BOARD

DATE: April 24, 2017
TIME: 7:00 p.m.
LOCATION: West Windsor Municipal Building – Room C

AGENDA

1. STATEMENT OF ADEQUATE NOTICE
2. ROLL CALL OF MEMBERS
3. MINUTES: October 24, 2016; November 28, 2016; January 9, 2017
4. *APPLICATION: **PB16-12**
Bear Brook Homes LLC
Preliminary Major Subdivision
Block 9, Lots 55 & 56; 106 & 110 Bear Brook Road
Property Zoned: R-3A District
MLUL: 6-7-17
(continued from 1-23-17)

This 10 acre property is located with frontage on Bear Brook Road, directly opposite Greylynne Drive, and it backs up to Little Bear Brook. Eight new, single-family lots are proposed, with homes in the 3,500 sf range. They will all be traditional in design, featuring large front porches. The site design is a simple cul-de-sac, and features a passive, grassed, recreation space behind the homes. Over half the site will remain undeveloped, dedicated open space that will be allowed to revert to natural woodlands. All of the lots and proposed home designs will conform to the bulk requirements of the R-3A zone, with no variances required.

5. ADJOURNMENT

(*Indicates formal action may be taken).

Allen Schectel, Chair
Simon Pankove, Vice Chair