



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: October 4, 2023

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

5. ***RESOLUTION:**

PB23-03
West Windsor Arts Council
Minor Site Plan & Bulk Variance
952 Alexander Road
Block 75, Lots 6, 118 & 119

6. ***APPLICATIONS:**

a) PB20-09
HSC West Windsor, LLC
Preliminary/Final Site Plan
Phase 1 & Preliminary Site Plan
Phase 2 with Waivers
Block 8, Lots 17, 24, 30; 3496-3500 US Route 1
Property Zoned: B-2 District
MLUL: NA
REQUEST FOR 1 YEAR EXTENSION OF APPROVALS

b) PB23-05

400 Steps

Preliminary/Final Major Site Plan

Preliminary Major Site Plan – Phase 2

15 Cranbury Road; Block 5; Lots 19 & p/o 20

Property Zoned: RP-12 District

MLUL: 10/11/23

Owner/Applicant, 400 Steps, LLC, seeks preliminary and final site plan approval for development of one hundred and eighty (180) apartment units, including thirty-six (36) affordable units on premises located at 15 Cranbury Road, Princeton Junction, New Jersey 08850 (near the intersection of Princeton Hightstown Road and the Northeast Corridor rail line), designated as Block 5, Lots 19 and 20 on the West Windsor Township Tax Map, and located in the RP-12 and RP-7 Zones. The units would be contained in one (1), four (4) story residential buildings above at-grade garage parking. The building has a footprint of approximately 53,800 square feet. The applicant has been named as the Redeveloper of Lot 19, which has a lot area of 3.85 acres. Vehicular access to the site is by an existing driveway from Cranbury Road, through Lot 20. Two hundred and twelve (212) parking spaces are proposed, including surface and garage spaces. Included in the parking total are nine (9) ADA spaces and twenty-seven (27) EV Make-ready spaces.

7. **CLOSED SESSION** (If needed)
8. **ADJOURNMENT** Targeted for 9:30 p.m.

Michael Karp, Chairman
Curtis Hoberman, Vice Chair

(*Indicates formal action may be taken).