



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: December 13, 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:**

Adoption of Resolution authorizing the increase of the 2023 Budget for Burgis & Associates

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: 12/31/23

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.

Michael Karp, Chairman
Curtis Hoberman, Vice Chair

(*Indicates formal action may be taken).