

**WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING**

DATE: June 15, 2011
TIME: 7:00 p.m.
LOCATION: West Windsor Municipal Building – Room A

AGENDA

1. **STATEMENT OF ADEQUATE NOTICE**
2. **ROLL CALL OF MEMBERS**
3. ***MINUTES:** March 2, 2011; May 18, 2011
4. ***RESOLUTIONS:** **PB10-08**
TRUSTEES OF PRINCETON UNIVERSITY –
WEST WINDSOR MAINTENANCE YARD (*Washington Road Site*)
Preliminary/Final Site Plan
Block 64, Lot 1; Washington Road
5. ***CHAIRMAN’S COMMENTS AND CORRESPONDENCE** ☐ Public Comments - Non-agenda items (Limit 15 minutes)
6. ***LIAISON REPORTS:**
 - a) Environmental Commission
 - b) Affordable Housing Committee
7. ***APPLICATIONS:**
 - a) **PB 11-02SW**
TYCO INTERNATIONAL
Sign Waiver Request
Block 9, Lot 64.01
Property Zoned: ROM-2 District
MLUL: NA

Roszel Road Investors, LLC, as owner of the real property known as Lot 64.01, Block 9, a/k/a 9 Roszel Road, West Windsor Township, Mercer County, New Jersey has made application to amend the façade signage of the two (2) office buildings constructed thereon. There are two (2) office buildings constructed on the property, a five-story office building and a three-story office building totaling 290,000 square feet of building area. The property has 920 feet of frontage on Roszel Road and 250 feet of frontage on Alexander Road and is located in the ROM-2 zoning district of the Township. The applicant is proposing to replace an existing tenant identification sign located on the three-story building fronting on Roszel Road. The existing sign is non-illuminated; the proposed sign is an illuminated wall sign. No change in location or dimensions of the sign are proposed. The applicant proposes to install a new sign on the five-story building which sign is 76.25 plus or minus square feet in size and is designed with five foot lettering. A waiver for the height of the lettering is requested. The Township’s ordinance for this zone permits sign lettering of two (2) feet in height.

b) **PB 11-04SW**
NASSAU PAVILION – SPORT CLIPS
Sign Waiver Request
Block 7, Lot 78.02
Property Zoned: B-3 District
MLUL: NA

One internally-lit raised letter wall sign with a sign area of approximately 42 square feet and lettering height of approximately 1.83 feet is being proposed for a new hair salon in Nassau Pavilion, 564 Nassau Park Blvd., Block 7, Lot 78.02. The site is within a 62 acre shopping center and is adjacent to the intersection of Route 1 and Quakerbridge Road. The proposed sign has been designed in accordance with standards set forth by the property developer. This application is for a sign waiver with regards to the permitted size.

c) **PB 11-05SW**
WELLS FARGO HOME MORTGAGE
Sign Waiver Request
Block 7.13, Lot 33
Property Zoned: ROM-1 District
MLUL: NA

Wells Fargo seeks a sign waiver to permit it to install an approximately 19.2 square foot internally-illuminated Wells Fargo Home Mortgage wall sign on the southwest facing façade of the building, in which it is the largest tenant. There are currently no signs, either on the wall or ground-mounted, for this building. The proposed sign would be visible to motorists traveling only along that portion of Canal Point Boulevard, which borders the Alexander Centre parking area, and from the parking area itself. The sign would be placed approximately two feet below the roof line.

8. **CLOSED SESSION** (If needed)

9. **ADJOURNMENT**

(*Indicates formal action may be taken).

Marvin Gardner, Chair
Michael Karp, Vice Chair