

**WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING**

DATE: September 14, 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:** July 27, 2011 (continued from 9-7-11)
4. ***CHAIRMAN'S COMMENTS AND CORRESPONDENCE** ☐ Public Comments - Non-agenda items (Limit 15 minutes)
5. ***APPLICATIONS:**
PB 11-06
MARKETFAIR – BOBBY'S BURGER PALACE
Minor Site Plan; C Bulk Variance & Sign Waiver
Block 7.15, Lot 14.04;; 3535 US Route 1
Property Zoned: B-2 District
MLUL: 11-2-11
(continued from 7-27-11)

The Applicant requests approvals in connection with a new restaurant tenant on the south side of MarketFair near the theater. Specifically, application is for site plan approval of a new entrance directly into the leased space as well as 310 square feet of sidewalk to the new entrance and new building mounted signage to identify the new tenant. A variance is requested to allow an increase in coverage from 79.78% to 79.81% where 60% is the maximum permitted coverage. A sign waiver is requested to allow the proposed sign area of 96 square feet if the entire sign panel is used to calculate the sign area, where 39.897 square feet is permitted. The property that is the subject of the application is identified as Block 7.15, Lot 14.04 on the West Windsor Tax Map. The lot, located at 3535 US Route 1 South, is developed with the MarketFair retail center in the B-2 Business Zone District.

6. **CLOSED SESSION** (If needed)
7. **ADJOURNMENT**

(*Indicates formal action may be taken).

Marvin Gardner, Chair
Michael Karp, Vice Chair