

WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING

DATE: May 8, 2013
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 20, 2013; March 20, 2013 Closed Session
April 10, 2013
4. ***RESOLUTIONS:** **PB112-04SW NASSAU PARK – WALMART**
Sign Waiver
Block 7, Lot 78; 101 Nassau Park Boulevard
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) **PB12-05**
VISHWAS TENGSHÉ
Minor Subdivision with Bulk Variances
Block 14, Lot 89; 16 Bolfmar Avenue
Property Zoned: R-20 District
MLUL: 5-10-13
(continued from March 20, 2013)

The Applicant requests approval to subdivide his property located at 16 Bolfmar Ave into two lots, one to contain the existing dwelling and the other a vacant lot. The existing lot is over-sized and is almost thrice the minimum lot size allowed in the R-20 zone district. The location of existing lot at the end of a cul-de-sac easement results in the need for variances for lot frontage for both lots and lot width for the proposed vacant lot. The proposed lots satisfy all other bulk standards of the R-20 zone district.

- b) **PB13-02SW**
CARNEGIE CENTER – HYATT REGENCY
Sign Waiver
Block 9, Lot 68; 102 Carnegie Way
Property Zoned: ROM-2 District
MLUL: NA

A 140.27 square foot wall sign is proposed to be installed on the exterior of the Hyatt Regency hotel at 102 Carnegie Center, near the intersection of Alexander Road and Route One North. The proposed sign includes 2'-11" high letters spelling "Hyatt Regency" and a 4'-2" high logo. It will replace the existing 146.10 square foot hotel wall sign with 3'-4" high letters that was granted a waiver by Township Zoning Board in 1982. Waivers for sign area and letter height are requested for the new sign.

- c) **PB13-03SW**
NASSAU PARK – PARTY CITY
Sign Waiver
Block 7, Lot 78.04; 610-700 US Route 1
Property Zoned: B-3 District
MLUL: NA

Applicant seeks a sign waiver permitting the installation of a Party City sign larger than permitted by Ordinance Section 200-32B. The proposed sign is to identify Party City as a new tenant in the Nassau Pavilion Shopping Center which is located adjacent to the intersection of Route 1 and Quakerbridge Road and which fronts along Nassau Park Boulevard. The applicant proposes an internally lit, raised letter wall sign with a sign area of approximately 149.5 square feet, and lettering height of approximately 6 feet.

8. **CLOSED SESSION:** (If Needed)

9. **ADJOURNMENT**

(*Indicates formal action may be taken).