



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: May 7, 2014
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: April 2, 2014
4. *CHAIRMAN'S COMMENTS AND CORRESPONDENCE: ☒ Public Comments - Non-agenda items (Limit 15 minutes)
5. *LIAISON REPORTS:
 - a) Environmental Commission
 - b) Affordable Housing Committee
6. *APPLICATION:
 - a) **PB 13-01**
TOLL BROTHERS - MANEELY
Concept Plan
Block 10, Lot 8.01; Old Bear Brook Road
Property Zoned: PMN District
MLUL: NA

The Project involves the 45.8 acre Maneely Property located on Bear Brook and Old Bear Brook Road in the Planned Mixed Neighborhood ("PMN") zone. The proposed development includes a 10 acre subdivision for future development by Project Freedom, 188 corporate suites, 40 apartments above the retail, 51 Townhomes, and approximately 20,000 s.f. of retail space. The proposal incorporates a "Main Street" connecting the various project elements into an integrated neighborhood design, with recreational amenities dispersed throughout the project. The main access is provided from Bear Brook Road by way of a new roundabout. The proposal includes a parking analysis for the 752 proposed parking spaces. No variance relief is requested at this time as part of the concept plan review.

7. CLOSED SESSION: (If Needed)
8. ADJOURNMENT

(*Indicates format action may be taken).

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Marvin Gardner, Chair
Michael Karp, Vice Chair