# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT
### DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD
REGULAR MEETING

DATE: August 27, 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. ***CHAIRMAN'S COMMENTS AND CORRESPONDENCE:** ¤ Public Comments - Non-agenda items (Limit 15 minutes)

4. ***APPLICATION:**

a) **PB14-06**
RUNI Enterprises LLC
Minor Subdivision & Bulk Variances
Block 5.01, Lot 17; 9 Millstone Road
Property Zoned: R-30D District
MLUL: November 29, 2014

Runi Enterprises, LLC requests approval to subdivide its existing 61,640+/- square foot property located at 9 Millstone Road into two lots. The subject property is identified as Block 5.01, Lot 17 on the West Windsor Township Tax Map. The property which contains a single family home is located in the R-30D zone district which requires a minimum lot area of 30,000 square feet. Although there is enough area for two lots lot width variances are requested for both of the proposed new lots. One of the lots is proposed to be shaped similar to a flag with a lot width of 35 feet (the width of the "flagpole"). The other proposed lot width is approximately 120 feet. The minimum required lot width in the R-30D zone district is 150 feet.

b) **PB12-02 Amended**
MarketFair Re-Tenanting (EMS)
Amended Preliminary/Final Site Plan with Sign Waiver
Block 7.15, Lot 14.04; 3535 US Route 1
Property Zoned: B-2 District
MLUL: August 27, 2014
*(continued from July 9, 2014)*

In 2012 the West Windsor Township Planning Board approved a comprehensive site plan updating MarketFair in connection with re-tenanting the center. That application included a new exterior entrance facing Meadow Road for EMS. This application is for a new façade treatment of that entrance including new signage. Signage waivers are requested to the extent they are needed for the sign area, letter height and sign type. The application also requests approval of new spot lights to be installed on the gutter line of Bahama Breeze. The Applicant requests approval, if necessary, to change the color of the metal roof on the center.

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

6. **ADJOURNMENT**

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(*Indicates formal action may be taken)

Marvin Gardner, Chair
Michael Karp, Vice Chair