



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: April 2, 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: February 12, 2014
4. *RESOLUTIONS: PB13-10
IGNITE RESTAURANT GROUP
Preliminary/Final Major Site Plan, Modification of Condition and Waivers
Block 7.15, Lot 12.07; 3567-3569 US Route 1
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. *APPLICATION: a) **PB 14-02SW
ON THE BORDER**
Sign Waiver Request
Block 7.15, Lot 12.07; 3567 US Route 1
Property Zoned: ROM-1 District
MLUL: NA

The Applicant requests sign waivers in connection with new signs for the existing On the Border Restaurant including a new sign above the main restaurant entrance facing Route 1 and two signs painted on the building, one facing Route 1 and one facing the hotel behind the restaurant. Waivers are required to allow 2 signs on the front façade and to allow signs to be painted on the building façade

- b) **PB14-01SW
PETROLEUM MARKETING GROUP**
Sign Waiver Request
Block 6.20, Lot 74; 74 Princeton-Hightstown Road
Property Zoned: RP-7 District
MLUL: NA

The Applicant requests sign waivers for the existing Shell Gas Station which includes replacing the current freestanding 20' sign that will contain the Shell logo and several panels. The existing poles and foundation will remain. The square footage will increase from 40.6 feet to 45.5 feet. The canopy sign over the fuel stations will be updated and will decrease the square footage of the logo from 48 square feet to approximately 31 square feet. The "Detail Center" and "Car Wash" signs will be updated with the same square footage.

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

9. **ADJOURNMENT**

(*Indicates formal action may be taken).