



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF CODE ENFORCEMENT

WEST WINDSOR TOWNSHIP PLANNING BOARD REGULAR MEETING

DATE: August 19, 2015
TIME: 7:00 p.m.
LOCATION: West Windsor Municipal Building – Room A

AGENDA

1. STATEMENT OF ADEQUATE NOTICE
2. ROLL CALL OF MEMBERS
3. *RESOLUTION: **PB15-02SW**
CARNEGIE CENTER, BUILDING 804
Sign Waiver
Block 7.13, Lot 12.05
4. *CHAIRMAN'S COMMENTS AND CORRESPONDENCE: ☐ Public Comments - Non-agenda items (Limit 15 minutes)
5. *APPLICATIONS:
 - a) **PB14-10**
MANEELY PRINCETON LLC
Preliminary/Final Major Site Plan & Subdivision with Bulk Variances
Block 10, Lot 8.01; Old Bear Brook Road
Property Zoned: PMN District
MLUL: 8-31-15
[Continued from 8/5/15]

The Enclave at Princeton Junction involves the 45.8 acre Maneely Property located on Bear Brook and Old Bear Brook Road in the PMN zone. The proposed development includes a 10 acre lot for future affordable housing development, 192 corporate suites, 40 apartments above approximately 20,000 s.f. of retail space located in two (2) buildings, and 51 Townhomes. A "Main Street" connects the various project elements into an integrated neighborhood design. The main access is provided from Bear Brook Road by way of a new roundabout. Bulk variances are requested for common area lot area; Townhome lot width, and parking in front of buildings.

- b) **PB14-10SW**
MANEELY PRINCETON LLC
Sign Waiver
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 PMN zone. In conjunction with the site plan application, the Applicant seeks sign waiver relief in conjunction with its proposed signage. The Applicant proposes: wall signage for each retail and corporate suite tenant; two W2 signs for the townhome project and two W2 signs for the corporate suites; one M1 ground-mounted tenant sign; 4 directory signs; and hanging canopy signs, all as described on Applicant's sign package.

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

(*Indicates formal action may be taken)

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Marvin Gardner, Chair

Michael Karp, Vice Chair