



# WEST WINDSOR TOWNSHIP

## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF LAND USE

### WEST WINDSOR TOWNSHIP SITE PLAN REVIEW ADVISORY BOARD

DATE: June 23, 2014

TIME: 7:30 p.m.

LOCATION: West Windsor Municipal Building -- Meeting Room "C"

### AGENDA

#### STATEMENT OF ADEQUATE NOTICE

#### ROLL CALL OF MEMBERS

- \*\* APPLICATION: ZB 14-06**  
**PEREIRA INVESTMENT CORP.**  
"c" and "d(4)" Variances & Preliminary/Final Major Site Plan  
Block 5, Lot 19  
Property Zoned: RP-7 District  
MLUL: 9/10/2014

A proposed mixed use development consisting of 44,904 square feet of commercial uses on the first floor and 45,582 square feet of residential uses on the second floor. The parcel is landlocked and access is provided by easement through the adjoining Ellsworth Center I site. The overall parcel is 3.849 acres and consists of partially constructed commercial buildings which were undertaken pursuant to a prior site plan approval. A total of 171 parking stalls and associated drainage improvements will be included. Variances as to the distance from the curb to the building, maximum side yard and curb to overhang are required in only several locations. A variance as to Maximum Floor Area Ratio is requested (0.268 proposed where 0.25 is permitted).

#### ADJOURNMENT

(\* Indicates formal action may be taken)

(\*\*Indicates recommendation may be made to Board having jurisdiction)

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